Address: 557a Barlow Moor Road, M21 8AN
Date: 16/12/2018

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# Statement

**Proposal -**
Change of Use from B1 (Office) to C3 (4 No. flats)

**Application -**
The application site is the office space on the upper floors of 557a Barlow Moor Road. There is a lack of demand for B1 use in this location, while there is a huge under supply of quality residential properties in the neighbourhood.



Street view of the property

The property is not located in a conservation area or article 4 designation area. The property is not listed. The conversion of the B1 unit to residential will comply with the permitted development rights set out by Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class O.

There is a yard to the side with access to the communal bins and to the bicycle store. Refuse collection will be arranged with the council and all fees will be paid by the occupants of the flats. There will be no elevational change to the property.

**Contamination**

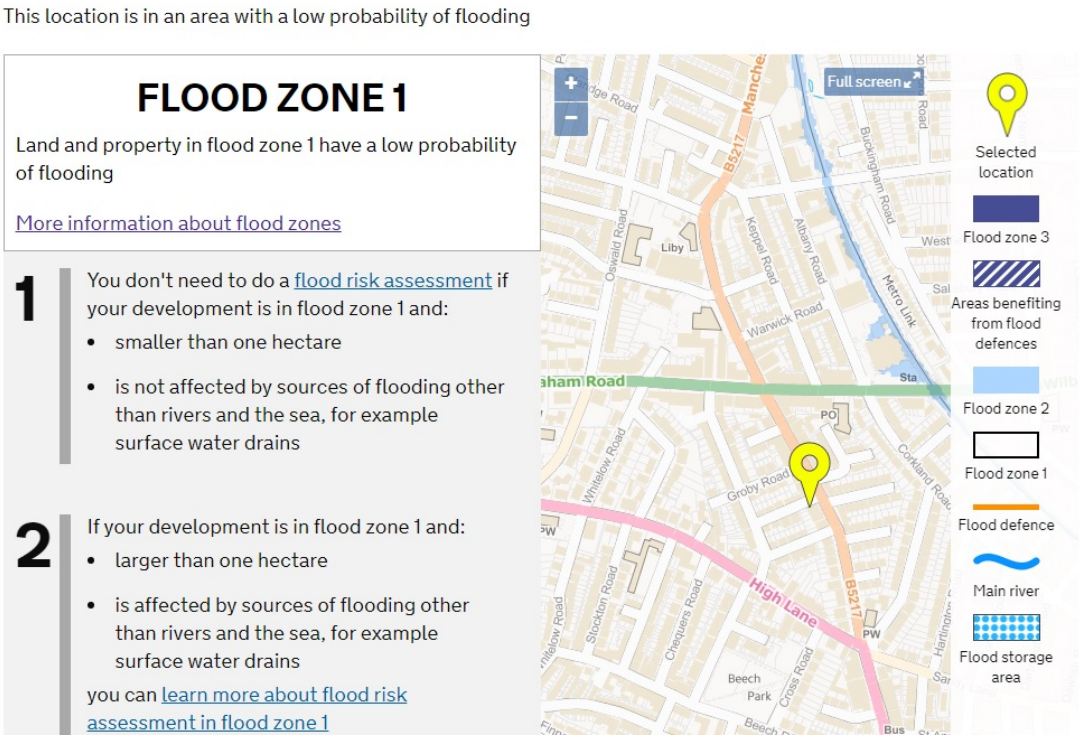
There are no signs of contamination on site.

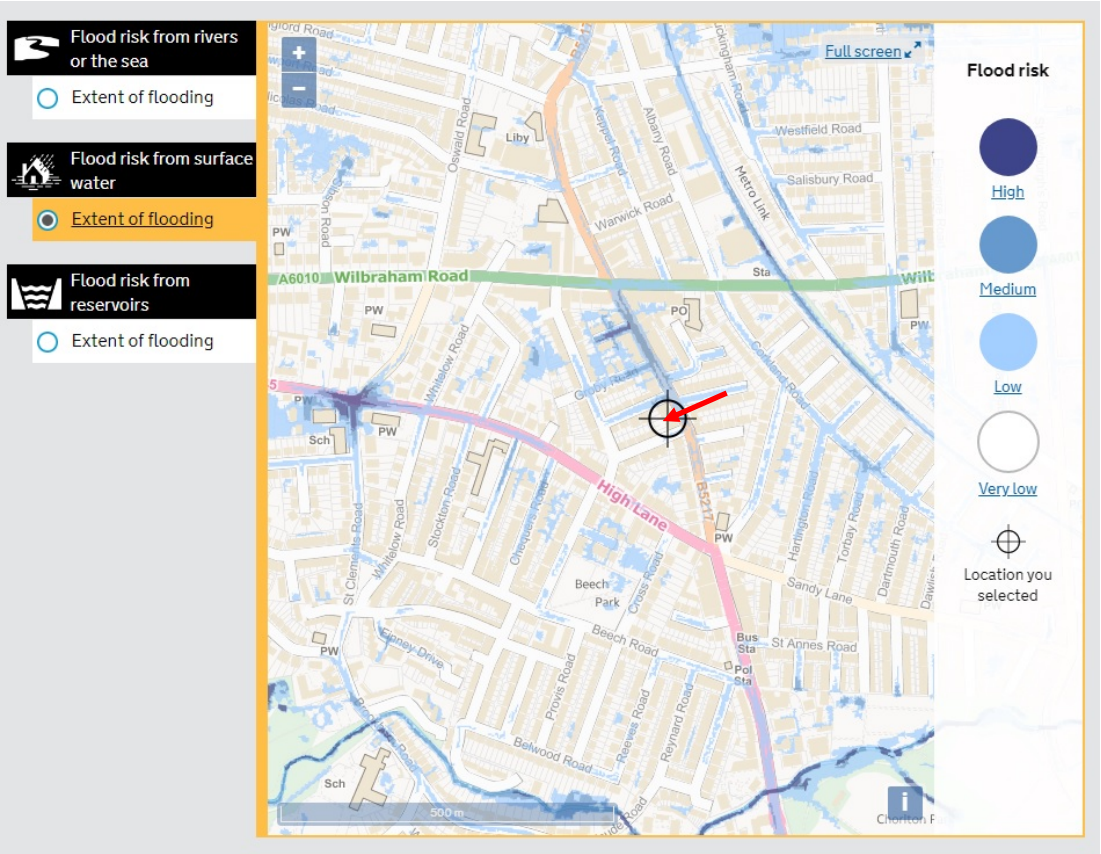
**Parking -**

The proposal will not include provision of parking spaces but there is unrestricted parking around the site. There are good public transport links to and from the site including bus stops immediately across the road serving two bus routes. The metrolink station at Barlow Moor Road is within walking distance. Parking for 3-4 bicycles can be stored at the side of the property.

**Flooding**

The site is located in flood zone 1, therefore there is a very low chance of flooding and a flood risk assessment is not required. Below are a number of maps from the Environmental Agency website.





Flood risk from surface water

The above maps confirm that the site is not within an area that is at risk of flooding, and the risk of surface water flooding is low.

**Noise** – the proposed use as C3 (4No. flats) will not be affected by existing noise levels from the street or adjoining properties. All windows will be double glazed and upgraded as required (all external changes to the façade will be applied for separately). If required the applicant will obtain a *noise impact assessment* to support this application.