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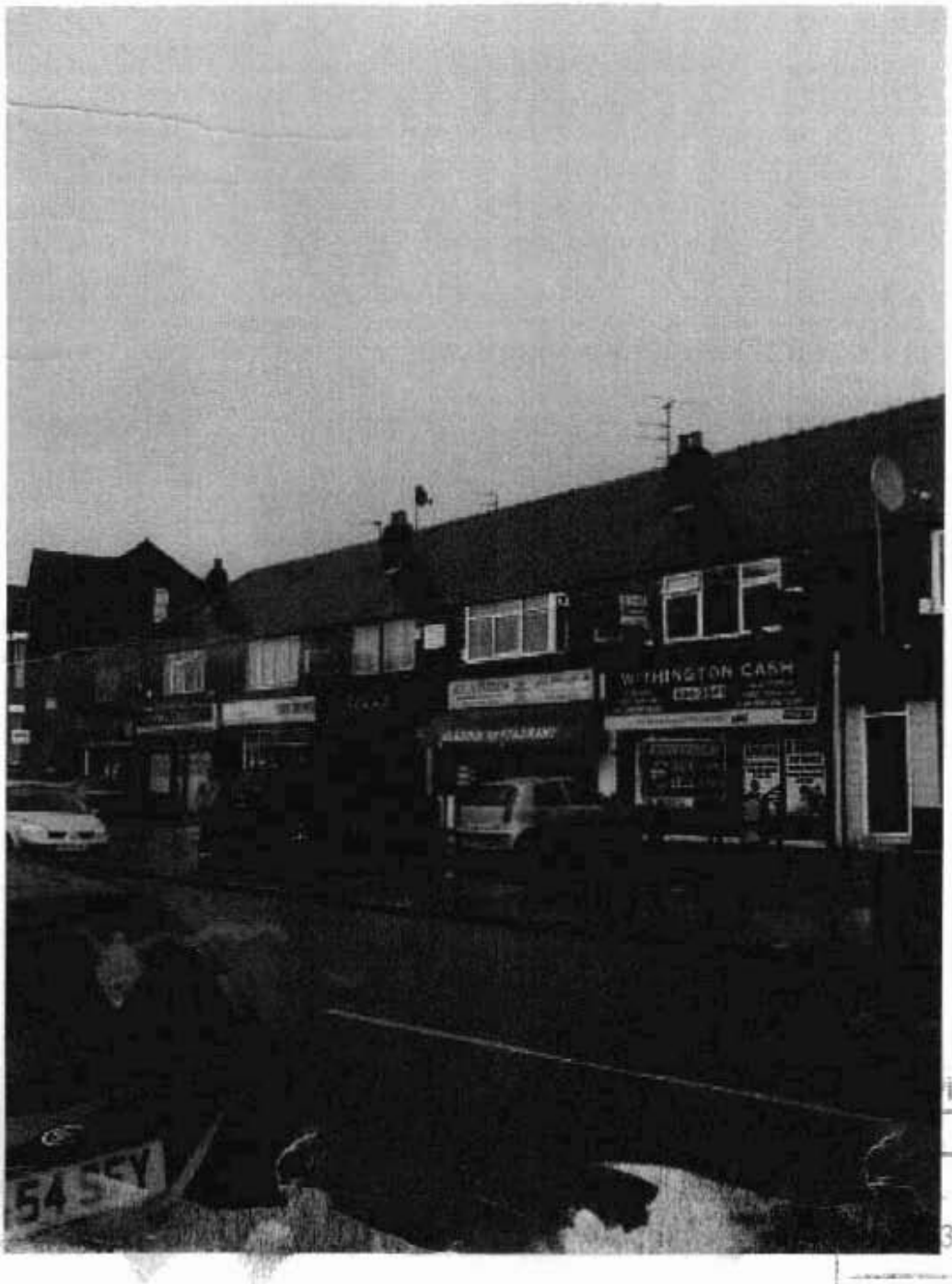
Plan:8 Town Planning Ltd
Chartered Town Planning Consultants

Design and Access Statement: 527a 529 Wilmslow Road, Manchester, M20 4BA

Change of Use of first floor 527 Wilmslow Road to confirm restaurant use associated with Aladdin Restaurant 529 Wilmslow Road



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1.0 Introduction

1.1 The Design and Access Statement is required for the proposed development; content covers access issues and planning policy framework considerations.

1.2 The applicant wishes to clarify and formalise the use of the first floor of 527 as a restaurant in connection with the existing restaurant at 529 Wilmslow Road. Living accommodation connected to the existing restaurant use at ground floor of 527. First floor of 527 may be in lawful use as a restaurant. The application is made to be certain that a lawful change is made when connecting the first floor of 529 with first floor of 527.

1.3 We consider the proposed restaurant use is compatible with the local commercial area and also the planning policy framework for the area.

Location of Proposed Development

1.3 The building is a two storey terraced property within a commercial area of Wilmslow Road. A site location plan is found within the attached planning application.

1.4 Type of Application: Application for Full Planning Permission for change of use.

1.5 Description of Proposed Development: Change of use of first floor to restaurant.

1.6 Date of Preparation: This statement has been prepared in August 2009.

1.7 Amendments: No Amendments have been submitted to date.

1.8 Applicant: Ahmad Khalila.

1.9 Agent: Plan:8 Town Planning Ltd

2.0 Location and Site Appraisal

2.1 The site is within a commercial area of Withington. Adjacent uses are retail and restaurant uses. Pedestrian access for customers to the building is from Wilmslow Road. Close to the site there is a mixture of mainly pre-war Victorian and some post war

development. The area immediately surrounding the site is characterised by a tight urban grain, with properties in the shopping area being mainly in terraces. The site is surrounded by other commercial units.

2.2 The existing/previous use as residential is perhaps not up to current standards required by the City Council in the Interim policy statement on housing.

2.3 In conclusion a loose grain of development is found within the surrounding area, typified by:

- A mixture of Victorian and interwar buildings
- Commercial uses at ground and upper floor levels
- Good choice of public transport services

Proposed Development

2.4 No external changes are proposed. All proposed works are internal; with the first floor layout being slightly reconfigured to allow lateral conversion of the restaurant from 529 into 527. Note that the ground floor of 527 will not be connected to the first floor of 527. Also the ground floor of 527 will not be connected to the ground floor of 529. The proposal will result in the Aladdin restaurant being on ground and first floors of 529 and the first floor of 527 Wilmslow Road. The hours proposed will be the same as the existing Aladdin restaurant.

2.5 Refuse and recycling will be as the existing arrangements for the Aladdin restaurant.

3.0 Access Principles

3.1 Level access is provided from street level into the building at 529 Wilmslow Road. The site is accessible by a range of transport modes including walking, cycling, car and bus. There are numerous bus routes within 400 metres of the site. Servicing will take place during the day and not at all at night.

4.0 Planning Policy Issues

4.1 Policies within the Adopted Manchester UDP and Guide to Development in Manchester that are most relevant to the proposal are:

- H2.2
- DC10

4.2 Policy DC10 applies a location based criteria to new food and drink uses. The policy explains food uses can be acceptable as long as certain criteria are met. Policy H2.2 seeks to protect residential amenity. We suggest the proposal meets these criteria as:

- There would be no detrimentally impact upon highway safety and capacity;
- Not cause car parking problems;
- Not cause detrimental impact on residential amenity by reason of noise, litter and nuisance;
- Allows access for all including level access into a disabled standard WC;
- Not extend the hours of use of the proposal above that already permitted;
- Refuse and recycling will be collected on Monday to Saturday mornings.

5.0 Conclusion

5.1 This report sets out the rationale behind the application including access issues and addresses the planning policy framework for the scheme.

5.2 The proposal makes efficient use of the site and the proposal abides with amenity policy implications. Access to the site is available from a range of modes of transport. The proposal is compliant with the salient planning policies DC10 and H2.2 and we respectfully request the application be approved.