59 Lomond Road, Peel Hall, Wythenshawe

Planning Policy Supporting Statement



PLANNING
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DATE

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1. INTRODUCTION

1.1 This planning policy statement has been prepared to accompany a ground floor change of use planning application for the development of a hot food takeaway within a vacant retail unit at 59 Lomond Road, Peel Hall, Wythenshawe, Manchester, M22 5JB. This statement outlines the proposed change of use, the planning background and assesses the planning policy merits and considerations of the proposal.

2. SITE DESCRIPTION

2.1 The unit is situated within a parade of four retail units providing facilities for local people. Currently, the retail offer includes a convenience store and a hairdressing salon with the remaining two units being vacant.

2.2 Directly above the units are two stories of occupied flats and the shop fronts face across the street onto Peel Hall Play Park.

2.3 The rest of the immediately surrounding land use is dictated to residential development with a variety of differing house types and tenures.

2.4 At the front of the retail units is on-street car parking to accommodate vehicular visitors to this local centre. In addition, to this there is interim single carriageway parking at the rear of this retail development, which is supplementary to the existing resident garaging and parking provision.

3. PLANNING HISTORY

3.1 In 2000 an application (058361/FU/SOUTH2/00) was refused on the premises for a ground floor change of use from Class A1 (Retail) to Class A3 (Food & Drink). The reasons for refusal were that the change of use would be detrimental to residential amenity and the business activities would create adverse noise and air pollution.

4. THE PROPOSAL

4.1 This change of use planning application proposes the alteration of this currently vacant ground floor retail unit. This unit, 59 Lomond Road, was also known as 'The Pantry', which appeared to be a sandwich and hot-food deli outlet presumably operating without planning consent. Therefore, despite this preexisting A3 use this application is for a change of use from A1 (Retail) to a Super Pizza and general hot-food takeaway that is defined as an A5 use (Hot Food Takeaway).

4.2 The proposed new business is part of a successful local chain and would have proposed opening hours of between 11am and 11pm seven days a week.

4.3 This proposed change of use and the consequently refurbished and active shop frontage would create substantial vitality and viability to local shopping facilities that are currently seeking inspiration. In addition this new business will create a small element of local employment, support sustainable

shopping and lifestyle principles and encourage the successful letting of the adjacent unit.

5. NATIONAL & REGIONAL PLANNING POLICY

5.1 One of the Government's key objectives, within Planning Policy Statement 6: Planning for Town Centres (PPS6), is to promote vitality and viability in existing centres by encouraging a wide range of services that are accessible to all. In reference to this, the proposals site is situated within an existing local centre as defined by PPS6. The definition of which, states that local shopping parades should provide a range of small shops of a local nature, which can reasonably include a hot food takeaway.

5.2 One of the overarching Regional Development Principles for the North West, contained within Draft Regional Spatial Strategy for the North West, is to ensure that existing land, buildings and infrastructure are fully utilised. This retail unit is currently vacant and has been for some time, which is substantially detrimental to the achievement of the first priority of the sequential approach outlined within Policy DP1 (Regional Development Principles). This principle advocates the effective use of buildings within settlements, including the reuse or conversion of appropriate existing buildings. Essentially, this proposed change of use could revitalise a vacant unit, contribute towards reducing the need to travel and reinforce sustainable lifestyle patterns.

6. LOCAL PLANNING POLICY & MATERIAL CONSIDERATIONS

6.1 The Unitary Development Plan (UDP) is the statutory development plan at this time and consequently sets out policies for land use and development in Manchester. The relevant policies and their justifications relating to this change of use proposal are outlined below.

POLICY EW1: EAST WYTHENSHAWE GENERAL POLICY

6.2 The site falls within the East Wythenshawe district of the Manchester City UDP. This policy highlights the ethos and general approach to planning applications and changes of use proposed within this area of Manchester. This general policy includes protecting the quality of the local environment whilst also providing a range of shopping facilities that are in convenient and accessible locations, which reflects the need for investment within this part of the city.

6.3 This proposal is in accordance with this policy because it will enhance the quality of the local environment by bringing back into use a derelict unit, increasing the range of services available within this locality and enabling economic investment within this local centre.

POLICY H2.2: HOUSING

6.4 This policy outlines that any development in the city must not have an unacceptable impact on residential areas. The significance of this impact is considered against the following factors: scale and appearance of the

development; levels of noise, vibration and traffic generation; road safety and air pollution.

6.5 The impact of this proposal is dealt with in detail below. However, in general it is not considered that this change of use would have an unacceptable impact on residential amenity. This is because the unit is situated within a suitable and established retail location and any consequential impacts for the surrounding residents can easily be minimised and managed through the planning and building control service.

POLICY S2.1: SHOPPING

6.6 *"The Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that all parts of the City are well provided for and that facilities are accessible to disabled people. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements".*

6.7 This policy statement reflects the relatively low level of private car ownership in some areas of Manchester and essentially the Council considers that a range of shopping choice should be available within a half a mile from people's homes. Therefore, a change of use for this unit from A1 to an A5 use would meet local demand, be economically viable and increase the prospects of letting the adjacent unit.

6.8 Further to this, two units are vacant in this small parade, which indicates that the current A1 use class is not viable in this location and therefore alternative yet complimentary uses must be considered for the site. The introduction of a hot food takeaway would be an appropriate addition to the range of services, complementing the existing shopping function of the parade and providing a useful facility for nearby residents and workers. In addition, there are no other similar uses within an acceptable walking distance of half a mile, therefore utilising this site would contribute towards creating a more sustainable neighbourhood.

POLICY S2.5: SHOPPING

6.9 *"The Council will seek to ensure that shopping facilities are of a high standard of design with adequate parking provision and provide a safe and attractive environment for all shoppers"*

6.10 Outlined below are several factors that demonstrate how this change of use proposal is in accordance with this policy and will help maintain a safe and attractive environment for its customers and all surrounding residents.

- **Litter:** The propensity of hot food take-away uses to generate litter is a material consideration within the planning process. However, the type of food being dispensed from this establishment would be primarily consumed at home rather than on the street limiting the potential amount of litter that could be dropped by patrons.

In addition to this, there is an existing litter bin located outside this unit and as our client is an experienced take-away operator they will also ensure that the front of the parade is kept clean on a daily basis and the adjacent bins are not allowed to overflow. This will ensure that unsightly litter is not visually detrimental to the quality of the local environment.

- **Traffic Hazards:** Take-away premises do attract car-borne trade, however it is impossible to speculate that this traffic generation would be any less if the unit was re-established under the existing A1 use class, without the need for planning permission. Customers of the proposed take-away would be no more or less likely to park casually than customers of A1 uses such as a video shop, an off licence or a newsagents that also involve very brief customer visits, and some of which are likely to have comparable opening hours.

  Lomond Road is a secondary road therefore any vehicular interference would be acceptable as the traffic levels involve just minimal localised traffic not primary road traffic flows. In addition to this, any on-street parking to access the take-away would not generate any adverse or dangerous highways activities.

  The parking in front of and directly surrounding this small shopping parade maybe limited but it is sufficient to provide adequate parking opportunities for anyone accessing this local facility by car. Especially due to the fact that this type of local convenience business generates a quick turnover of customers, will attract many local residents who will choose to visit on foot and will also operate a local delivery service that will further reduce traffic generation.

- **Smell:** Cooking smells from take-away establishments can cause amenity problems for nearby residents. However, these can be effectively mitigated by including modern and approved extraction facilities within the design and consultation stages of this change of use application.

  An unobtrusive and visually appropriate external flue will need to be installed at the rear of the property, the details of the design, location, size and position of the outlet will be provided within this application.

POLICY DC10: FOOD & DRINK USES

6.11 Within policy DC10 the Council outlines the planning approach to determining planning applications for developments that involve the production of hot food to be consumed off the premises.

6.12 Within DC10.1 the Council outlines several factors that they will have regard to when determining planning applications such as this one, how this proposal is in accordance with these concerns has already been encompassed within this and supplementary documents.

6.13 DC10.2 and 10.3 state that the principle of development for this use is said to be acceptable only within local shopping parades of more than 8 shops or

offices. However, it can be considered that this is a suitable location for a take-away establishment as this specific land use is predominantly found within small local centres and retail parades as they fulfill an established need. The proposed opening hours and the absence of adjacent ground floor dwellings also provide the ability to operate a viable business whilst also considering the amenity of the surrounding residents.

6.14 This change of use would also not be detrimental to the character and vitality of this small shopping parade as there is not a high concentration of fast food outlets within the immediate locality. In fact it will complement and add diversity to the existing retail mix and bring a derelict unit back into use.

6.15 In response to Policy DC10.4 planning conditions can be imposed to reflect these requirements once this principle for a change of use has been established.

POLICY DC26: DEVELOPMENT & NOISE

6.16 A hot food take-away use must be considerate of surrounding residential amenity especially in relation to the flats located above the shopping parade and the neighbouring residential dwellings located on either side of the site.

6.17 DC26.4 and 26.5 demonstrate that if the council believes the new takeaway could create unacceptable levels of noise it will impose planning conditions to deal with this issue.

6.18 Internal operating noise can easily be mitigated by the utilisation of suitable existing or additional sound insulation between the retail units and the flats above and operating suitable business hours that reflect the needs of the local clientele.

6.19 However, in terms of external noise, such as vehicular activity, the current established A1 use for the premises has the same potential to generate this type of noise pollution as the proposed A5 use, as highlighted above within the response to Policy S2.5: Shopping. In addition to this, as there is not a concentration of such uses in the area this parade would not become a focus for late night activity and consequently unacceptable noise nuisance for nearby residents.

POLICY DC14: SHOP FRONTS & RELATED SIGNS

6.20 The principles espoused within this policy have been considered within the associated Design and Access Statement and architectural plans and drawings for this application.

7. CONCLUSION

7.1 It is considered that the proposed change of use complies with national and regional planning policy, together with the policies contained within the development plan. As a consequence, planning permission should be granted for the proposed scheme.