ADAMS
Planning + Development

Mr Ian Jarvis
Planning – Development Management
Number One First Street,
Albion Street,
Manchester,
M15 4FN

31st October 2012 **BY E-MAIL & POST**

Dear Mr Jarvis,

Re: Change of Use from A1 to A3/A5 with new shopfront and signage, 582 Stockport Road, Longsight

I am writing to you I am writing on behalf of my client Mr Ijaz Ahmed to submit the above change of use application following our telephone conversation on the above site in August 2012. The planning and advertisement application comprises the following information:

- Planning Application Form & Certificates
- Planning Application Fee of £430 paid via the Planning Portal
- Site Location Plan, Existing & Proposed Floor Plans & Elevations

The proposed change of use has been reviewed against the relevant policies in Manchester City Council's Core Strategy and the Saved Unitary Development Plan Policy DC 10. We can confirm that the proposed Restaurant/Take Away will be the only one of its type within the parade of shops, and the principle of the proposed use should therefore acceptable from a planning policy perspective.

The proposed Dixy Chicken Restaurant and Take Away is located in an existing parade of shops that is located on the busy Stockport Road that acts as the primary highways link between Manchester City Centre and Stockport. The neighbouring properties are all in commercial/retail uses; subsequently the proposed uses are in-keeping with the commercial character of the area, and will not have a detrimental impact upon the amenities of nearby residences.

The proposals include the refurbishment and upgrading of the existing, somewhat dilapidated Martins Swiss Bakery with a new modern floor to ceiling glass frontage that will provide a high quality finish and a new design standard for the parade of shops.

My client has extensive experience of operating A3/A5 operations throughout the UK, and the internal shop arrangements have been designed to ensure an excellent visitor experience alongside a properly functioning kitchen and preparation area. The internal Restaurant area will ensure members of the public can consume their food on-site and will reduce potential noise emissions generated late at night.

The kitchen ventilation and associated external flue has been designed and cited to ensure that it has minimal impact upon the amenities of the neighbouring properties, with the proposed specification having been previously agreed at the nearby 618 Stockport Road, Longsight.

The proposed opening hours are as follows:

- 11am to 4pm Monday to Sunday inclusive, and Bank Holidays

The above opening hours are consistent with the Late Night Licences granted to the following competing operators that are located along Stockport Road:

- Al-Aqsa – 595a Stockport Road
- Desi Dhaba – 608 Stockport Road
- Lazeeza – 592 Stockport Road
- Mazaa Kebab House – 604 Stockport Road
- Paradise – 600 Stockport Road

A copy of the above licences approvals can be forwarded upon the request of the planning case officer.

We would be grateful if Manchester City Council could ensure early validation and determination of this planning application under delegated powers, and in accordance with the details that have been submitted. Please contact the under-assigned in the first instance if you would like to discuss any additional information requirements during the determination of the planning application.

Yours sincerely,



Russell Adams
For and on behalf of Adams Planning + Development Ltd

Adams Planning + Development, Lowry House, 17 Marble Street, Manchester, M2 3AW
T 0161 820 4884 E info@adamspd.co.uk W www.adamspd.co.uk