Bailey Dyson International Consultants Ltd.

Business and Property Consultants & Chartered Surveyors.

The Chief Planning Officer.
Manchester City Council Planning Department.
P.O Box 463,
Manchester. M60 3NY

Private & Confidential

Your Ref: **084700/FO/2007**
Our Ref: **RMD/687**
Date: **17 December 2007**

Dear Sir,

RECD 24 DEC 2007

Re: Planning Application. – 2 Broom Lane, Levenshulme, Manchester.
Change of Use to Car Storage, Display & Sales.
Planning Portal Ref: PP-00298547.

Design & Access Statement.

Please note that I act on behalf of Cheshire International Removals Ltd. and receive my instructions from Mr. M. Fahey.

The Council owns the above mentioned property and has asked my client to re-apply for planning permission for the above described development: renewal of a previous planning permission 055194/FU/CENTL2/98.



Planning History.

A planning application was submitted by us on our client's behalf in October 1998 and planning consent was granted for the proposal.

A further application was submitted to renew the planning permission in August 2005.

Please reply to: 17 Sefton Drive, Wilmslow, Cheshire, SK9 4EL

Tel. 0870 787 6670 Fax. 0870 787 6671 Mobile & Messages: 07713 598 323
Web Site: www.bdic.co.uk Email: 781769@msn.com
Company No. 5134972

Access.

The access to the property has been safely utilized for the proposed user since 1998.



The premises have an established existing access to the left-hand side of the building of No. 2 Broom Lane. The access leads to a shared / common turning area which allows vehicles visiting the site to turn and depart in a forward gear.

Security.

The site is securely fenced across the frontage and the gates to the left-hand side of the building can be locked.



The application site is slightly elevated from the pavement and there is a low reconstituted stone retaining wall with railings above.

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Within the site itself the application site is fenced.:-



View of the rear of 2 Broom Lane



View of access and rear of 2 Broom lane.

Department for Communities & Local Government Circular 01/2006 (Paragraph 69)

The Town & Country Planning (General Development Procedure) Order 1995 makes clear that no Design & Access Statement is required to be prepared for this planning application because it is merely for a material change in the use of the land, however, it is hoped that the information provided herewith is of assistance in the determination of the application.

Disability Discrimination Act 1995.

In considering disabled access regard has been given to The City Council's document: "Design for Access 2" taking into account BS 8300:2001 and Part M of the Building Regulations 2004.

There are no barriers to disabled people in gaining full access to the subject property.

Item	Comment
On-street parking	None.
Off-street parking	There is no impediment to a disabled driver visiting the site and parking, although there are no specifically designated space for anyone to park. Within the site there are no curbs to adversely impede access.
Pedestrian Access	There are no impediments to access by pedestrians who are disabled.
Footways, Pathways & Access Routes.	As shown in the photographs above there is no impediment to access by pedestrians who are disabled.
External steps	There are no external steps.

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Conclusion.

This planning application merely seeks approval to the use of the site for the purpose applied for and is limited in its extent to that purpose.

If any further information is required please revert to me.

Yours

Richard M. Dyson. BA, MRICS, IRRV, ACIArb, DipBA.
Manchester Business School Diploma in Business Administration.
Chartered Surveyor

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