Design + Access Statement

28(C) AND 28(D) BURY NEW ROAD
MANCHESTER
M8 8EL



Existing shop front.

Introduction
The proposed Planning Application relates to a change of use application from A1 to A5 only of an existing premises together with erection of extraction flue to rear. Currently unit 28c is vacant and 28d is a clothes shop. The new use will be for the provision of a hot food to take-away to either units.

The application is a Resubmission of Planning Submission reference 097659/FO/2011 change of use from A1 shop to Hot food Take-away and Restaurant (sui generis).

Access
The building is accessed by the public from the Bury New Road. There is existing direct and level access from the main street which would cater for both able-bodied and disabled people. At the rear of the premises, the property is accessed off a private shared car parking. The car parking has 25 shared car parking spaces.

Development Aims & Design
The business aims to cater for the day, evening and late night customers within the city of Manchester. The proposed opening hours is from 9:00am to 00:00am although any restrictive hours would be acknowledged.

The Existing frontage is expected to be retained. No external works is proposed to be amended and the glazed shop-front and access door is to be retained. Signage would be replaced with the name of the new business all to match existing. The rear of the property would not be modified except with the inclusion of an extractor grill.

The premises has a total floor area of 193m2 which is suitable and adequate for the operation of the business.

The business will also provide employment. Based on the hours of operation, the business owner anticipates having 4 full time staff at present.

Waste Management Strategy
It is proposed to used the existing Bin which is currently stored at the rear of the building as indicated on the floorplan. Occupants will carry bin bags by hand distance not exceeding 10 metres. The Bin will be transferred manually on collection days to be adjacent and close to the rear parking access road.

Conclusion
This Planning Application for a change of use is in keeping with the establishments within the surrounding area. The need to maintain the character of the premises has been emphasised by the retention of the existing shop-front. The business would be a benefit to the people of Manchester through both provision of high quality food as well as an establishment that provides an avenue for employment directly and indirectly.

This resubmission has taken account of the Council's concern's and comments and hence limited the submission to A5 use only.