DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION WITH CHANGE OF USE

Name and address of proposed development site –
Rushton Car Centre
Gill Street
Manchester
M9 4HA

Proposed Development –
The site is currently a car dealership on a corner location at the junction between Moston Lane & Gill Street. The existing facilities comprise hardstanding for car display, a covered showroom area, a modular building office, and a double garage.
The proposal is to convert the existing facility to a drive-through car valet service, retaining all existing buildings and using the existing site access.

Assessment of the surroundings of the proposed development –
The immediate surroundings are a mixture of light industrial, residential, and educational. The site is currently used for car sales and the adjacent premises (with shared access are a car servicing company. Changing the use from vehicle sales to vehicle valet is consistent with the existing functions on this and the adjacent site.

Amount and density of development –
The proposals have no impact on amount and density of development.

Layout -
The proposals use the existing facilities and access. No changes to the layout are planned.

Access -
The development is currently on one level with level access except to the modular building. This will be used as a customer waiting area and if required a ramped approach to this area will be provided.

Emergency access
Permanent emergency access to two sides of the premises is from the street. During business hours access to the third side is via gated access from Gill Street.