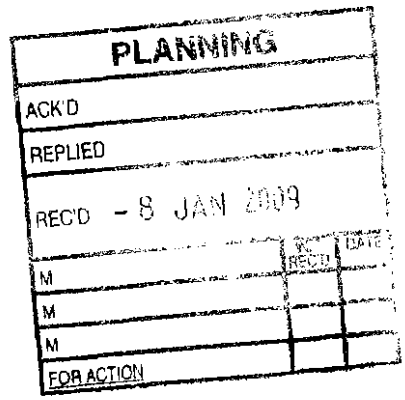
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DESIGN & ACCESS STATEMENT FOR PROPOSED CHANGE OF USE FROM A1 RETAIL TO SUI GENERIS A3 & A5 USE

UNIT 4 153 GREAT DUCIE STREET, CHEETHAM, MANCHESTER M8 8FW

DEC 2008



FARHAN RAMA

Intro

This design and access statement is in support of an application to for a change of use from an A1 retail unit to a Sui Generis A3 A5 use. The applicant also occupies the first floor storage accommodation which has a separate access via stairs off the rear car park and is not included as part of this application. The unit is of 5 units in this small modern two storey block which has its own secure car park to the rear.

Sited in the heart of this busy light industrial area, the building is ideally located for workers who have a very limited choice of food premises in this locality. The new take away will serve the needs of this bustling commercial district, by offering hot fast food during working hours which will include pizzas, kebabs, burgers, fries and drinks. As well as local business it is anticipate that it will also attract custom from visitors to Strangeways Prison and people who use the area for parking in the evening when events are taking place at the MEN Arena.

A new extract duct is to be installed on the rear gable wall. This will be no higher than 8m in height, measured from the external ground level.

Refuse Introduction

Every unit has a small allocated area for bins in the rear car park. The new unit will generate different categories of waste which will have to be separated and recycled.

Strategy

The strategy has been prepared with specialist advise received form Biffa who are a leading private refuse collection company. They were consulted to help prepare an initial strategy for the storage, collection and recycling of waste in connection with proposed planning application and all their advice is based on information provided by us and the applicant including site plans, floor plans and assumed refuse volume.

Biffa Wheelie Bin Services

The Wheelie Bin service is designed to collect and dispose of the following waste types.

General
Food wastes
Dry non hazardous wastes
Compactable industrial and commercial waste



350 litre polymer container with two wheels
Height: 1.10m, Width: 0.60m, Length: 0.75m

1100 litre lockable steel container on four castors with brake control:
Height: 1.37m, Width: 0.98m, Length: 1.28m

The new refuse plan will consist of only one 1100Ltr Euro bin for general waste which will be collected twice a week. This collection can be increased should it required at an additional cost as Biffa are able to provide daily collections.

There will also be a further two 350ltr recycling bins, one of which will be for cardboard and the other for plastic and cans. Both bins will be colour coded and clearly labelled. These bins will cater for the type of refuse generated by the hot food unit including plastic trays and cutlery, paper, carrier bags, plastic bottles and aluminium cans. These two recycling bins will be collected on a weekly basis but the frequency can be increased should it be required.

All refuse from the building will have to be carried in plastic refuse bags to the rear bin area.

On the day of collection Biffa will service the bins by either pulling in to the car park or stopping adjacent on Langston Street.

Unit Size

The gross internal floor area of the property is 75 sq m.

Disable Access / DFA2

There is existing level access into the building for disable users in a wheelchair. The front door has a clear minimum opening width of 850mm. Once inside the building there are no changes in level in the public seating area and there is also an existing Disable WC to the rear of the unit.

Opening Times

The opening times of the unit are proposed as follows

11 a.m till 11.30 p.m Mon to Thurs	open to public 11.30 a.m till 11 p.m
11 a.m till 12.30 a.m Fri & Sat	open to public 11.30 a.m till 12 midnight
11 a.m till 7 p.m Sundays	open to public 11.30 a.m till 6.30 p.m

Appearance

There are no extensions proposed so the additions to the building are limited to the extract on the rear elevation. The existing shop front will be retained.

Summary

We believe the proposal should be approved as there will be no adverse affect on any of the neighbouring properties and its occupiers. The new use is an acceptable form of change and one that is needed to service the needs of the local workforce.