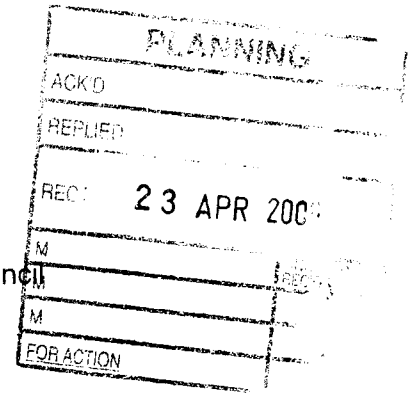
Pegasus
Planning
Group

DH/LMT/CIR.D.0261

22nd April 2009



Manchester City Council
PO Box 463
Town Hall Extension
Manchester
M60 3NY

Dear Sirs

Town and Country Planning Act 1990
Change of Use from Class A1 (Retail) to Class A2 (Betting Shop) – Modification to planning permission ref: 087202/FO/2008/C1 to allow for the change of use of the premises to a Class A2 (Betting Shop) with an alternative means of pedestrian/disabled access
At Units 3, 4 and 5 Courletts House, 38 Kings West Street, Manchester

I am instructed by my Client Done Bookmakers to submit a planning application in respect of the above.

As officers will be aware, planning permission was granted on 12th February 2009 for the proposed change of use of the premises to a Class A2 Betting Shop (LPA reference: 087202/FO/2008/C1).

As explained in further detail below, investigations of the building have revealed that it is not possible to provide the disabled access shown on the previously approved drawings. This application therefore seeks permission for the change of use of the premises with an alternative means of access.

Forming part of this application, please find enclosed the following documentation:-

1. 4 copies of the planning application pro forma duly completed and signed along with the relevant Certificates of Ownership;
2. 4 copies of a Site Location Plan which identifies the location and extent of the application site as outlined in Red;
3. 4 copies of the technical specification for the proposed access ramp.
4. 4 copies of a plan which identifies the location for the storage of bins etc;
5. 4 copies of the Proposed and Existing Floorplans (reference: 584BF-3/4/5LP);
6. Photographs of shop sub floor
7. Given that the application represents the re-submission of a proposal of a similar character and description within 12 months of planning

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permission 087202/FO/2008/C1, no application fee is applicable in this case.

The Purpose of this Planning Application

The Local Planning Authority has already accepted that the principle of the proposed change of use of the premises to a Class A2 Betting Shop is acceptable in this location, having regard to the policies contained in the UDP.

It is not therefore necessary to rehearse the merits of the proposed use.

The only material difference with this application is that it simply seeks an alternative means of access for pedestrians/disabled persons as detailed on the proposed application plans.

Previous Negotiations

The previous planning permission was the subject of extensive negotiations in connection with the proposed means of access and the treatment of the shop front.

The Applicant endeavoured to meet the officers requirements for providing disabled access into the premises which in particular needs to overcome the change in levels between the public highway and the raised finished floor level of the shop unit.

The Applicant considered the following solutions:-

1. A temporary ramp;
2. A chair lift; and
3. An internal ramp.

The approved application involved the provision of an internal ramp.

Following receipt of the planning permission the landlord afforded the Applicants an opportunity to lift the floorboards in order to investigate how the ramp could be provided.

These investigations revealed that there is a structural steel beam that holds up the ceiling of the basement which prevents the Applicant from cutting into the floor and providing an internal ramp which meets building regulation requirements (gradient and landing areas).

A concrete slab at the other entrance prevents the Client from establishing the exact location of the steel beams in that part of the shop unit but it is anticipated that this entrance is also constrained structural iron beams.

The Proposed Means of Access

The Applicant will secure level access with the use of a portable light weight carbon fibre ramp as originally proposed as part of the previous planning application.

Customers will be invited to use an assistance bell and a member of staff will bring the ramp to the shop entrance. As we discussed previously this is an arrangement which is commonly used throughout the country, and is considered to be DDA compliant.

Notices could be displayed on the entrance door clearly explaining to customers that this service is available.

Summary of Options that have been Discounted

Officers will recall that we discussed the various options that were available for providing improved access for disabled people. My Client has considered the following alternatives:

1. A permanent external ramp
2. Lowering the internal levels of the shop to provide for a level access.
3. A wheelchair lift.
4. Creating an internal ramp within the shop.

Whilst on site, we noted that an external ramp had been constructed at the entrance to the nearby Starbucks. Officers however explained that this was unauthorised, and that the Council would not be willing to grant planning permission for this type of structure as it creates clutter in the public realm. This option has therefore been discounted.

Lowering the entire ground floor level could not be achieved given the structural iron beams which support the basement ceiling/shop floor.

The location of the steel beams also rules out a wheelchair lift. In any event my Client has researched the cost of providing a chair lift, but the costs are prohibitive.

In addition to the initial cost, a wheelchair lift will also require ongoing maintenance, and a power source. It will no doubt be out of service from time to time.

When considering this planning application, the Applicant would remind officers that persons under the age of 18 are not allowed within Betting Shop premises. Level access into the unit is not therefore required for people with prams and pushchairs as children are not allowed. Unlike other shops etc. the demand for level access would be much reduced and would be limited only to disabled persons.

With the constraints of the site in mind, the applicant considers the proposed means of access to be suitable and appropriate. Officers will note that the Applicant has considered all other reasonable alternatives before deciding upon the proposed option.

It is also relevant to note that the access constraints for the building already exists and that if the building is re-let for Class A1 retail, the proposed access

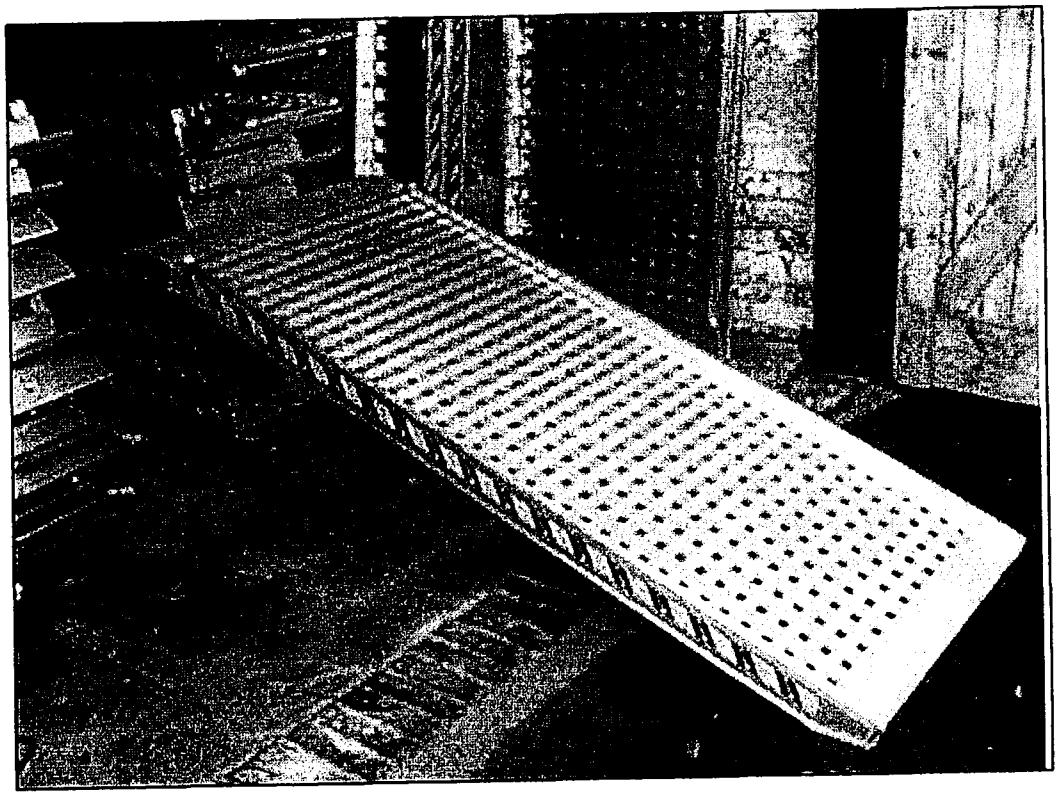
improvements would not be secured. Whilst the Council might normally seek alternative means of access, these cannot be achieved and the proposals will in any event represent an improvement on the existing situation.

I trust that the above and enclosed provides you with sufficient information for this application to be registered and progressed towards determination. In the event that you should have any queries please do not hesitate to contact me at the above address.

Yours sincerely

David Hutchison
Associate

Email: david.hutchison@ppg-llp.co.uk



LENGTHS 500MM - 5500MM

-WIDTHS 500MM - 1500MM

-CAPACITIES 250KGS - 1400KGS

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-THE LIGHTEST RAMP OF IT'S KIND!

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All of the ramps in this category are fully certified and tested to EU standards so as to comply with Health & Safety and insurance requirements

23 APR 2009
DATE
FOR ACTION