DESIGN AND ACCESS STATEMENT

PLANNING STATEMENT

1. This Statement supports an application by Mr. Ahmed Al Saeed which seeks planning permission for the construction of a security fencing and carpark at the rear of the property 573 -575 Cheetham Hill Road Cheetham Manchester M8 8JE.

2. In addition to this Statement, the documents submitted in support of the application comprise the following:-

- 1:1250 Scale: Site Location Plan with the application site edged in red.
- 1:100 Scale: A drawing showing details of the proposed layout of the ground floor including the rear extension.
- 1: 100 Scale: A drawing showing details of the existing and proposed elevations of the building.

THE SITE

3. The application site, rear of the property and vacant piece of land. The rear of the building has a disused piece of land which over the period has been used by criminals to scale Mr Al Saeed's property and other properties nearby. The site is located at the rear of properties No 569 – 575 Cheetham Hill Road located on the Northerly side of Cheetham Hill Road within the shopping parade. The shopping parade is located on Cheetham Hill Road . The site comprises 9 blocks of commercial/business properties. The application building No.573 -575 Cheetham Hill Road which is mid terraced property in the middle block. Currently the rear is an open piece of land used for storing stolen vehicles, fly tipping, and local drug gangs who deal at this site.

THE PROPOSAL

6. The proposal entails:

a) The erection of a 2.2m high paladin fencing at the rear creating a security for the applicant's premises as well as a secure and safe car-park.

It is proposed that the security fence will create a secure car – park for the owners / tenants of the property at 573 – 575 Cheetham Hill Road.

POLICY GUIDANCE

National policies

Sustainable Development sets out the overarching planning policies on the delivery of sustainable development and the general principles of the planning system. PPS1 encourages the promotion of urban and rural regeneration to improve the well-being of the communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places.

Planning and Noise guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities, which generate noise. It explains the concept of noise exposure categories for different sources of noise.

Unitary Development Plan for the City of Manchester

The Planning Acts require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the Unitary Development Plan (UDP) for the City of Manchester.

DC10.2: States that the Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centers and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3: States that development will not normally be permitted where:

a. it is proposed outside the general locations mentioned above, or

b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC26: States that where the Council believes ----------, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactory with it. Such measures might include engineering solutions, layout solutions and administrative steps including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable

noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

Policy T2.4: States that outside the City Centre, the City Council will expect development to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environment capacity of the site both in terms of the physical appearance of the car parking and its effect on neighboring activities and also the ability of the local road network to accommodate the traffic generated by the development.

Policy EC4/1- Small Businesses states:

Proposals for small businesses will be acceptable when the scale of development is appropriate to, and the use is environmentally compatible with, the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the Plan.

PLANNING APPRAISAL

8. The application building is located within shopping parade on Cheetham Hill Road Cheetham, Planning Permission was granted for application No, 095587/FO/2011/N1

Policy H 3

North Manchester

North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value,high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centre as part of mixed-use schemes as well as along high frequency public transport routes.

Furthermore, it is considered that the proposed development, by virtue of the type and scale, is appropriate to the adjacent land uses and compatible with the surrounding area. It is therefore considered that the proposal is acceptable in terms of policies for Small Businesses of the UDP.

Neighbour Amenity

9. The site is located within a neighborhood shopping centre and there are no residential properties located in its close vicinity. It is assumed that some of secure parking will be used for the shops and residential apartment at the top of the shop.

Design/Appearance

11. The scheme has been prepared to retain/preserve the frontage of the building as it exists. As such, no alterations affecting the frontage of the building other than the

It is considered that the security fence, in terms of its design and appearance, would be compatible to the character of the area and the adjacent buildings. It is considered that the proposal is acceptable in terms of policy of the UDP.

Car Parking

12. New 5 secure parking provision have been proposed in the submitted scheme. The site is located within a local shopping parade and there are no provisions currently provided at the rear, this will provide necessary parking facility to both the residents occupying the new apartments above 573 – 575 Cheetham Hill Road, it is considered that the access road is adequate to cope with the parking/servicing requirements of the proposed shop.

CONCLUSION

- The application building is located within a neighbourhood shopping parade and has been vacant for approximately 12 months. If the building

is left unattended and unused, this would result in dereliction to the detriment of the area and adjacent uses.

- The proposed use of the building is compatible to the adjacent land uses in the shopping parade.

- In terms of its use, scale, design and appearance, the proposal is considered to accord with the main thrust of the UDP policies and other guidelines.

- If planning permission is granted, the applicant is willing to agree to any conditions relevant to the opening hours, noise control etc.