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CHANGE OF USE FROM TAKEAWAY HOT FOOD SHOP AND SANDWICH SHOP TO HOT FOOD TAKEAWAY AND SANDWICH SHOP WITH EAT IN FACILITIES
NEW SHOP FRONT
SINGLE STOREY EXTENSION AND COVERING OF REAR YARD
VENTILATION FLUE AT REAR
735 ASHTON OLD ROAD, BESWICK

PLANNING, DESIGN AND ACCESS STATEMENT

Introduction

I submitted a planning application in September 2013 on behalf of the then owner of 735 Ashton Old Road to change the use from a sandwich shop to a hot food takeaway and sandwich shop. A high proportion of the food then being sold was hot rather than cold but I was unaware that there was already permission in place for a sui generis hot and cold food takeaway use as it did not appear on the Council's website. Ian Jarvis informed me that planning permission (number F29695) had been granted on 24 September 1987 and, consequently, the planning application was withdrawn. The property was purchased by Mr Barnabas, the current owner, on the basis of the 1987 permission.

He has carried out internal alterations to move the counter, install a range, move the food preparation area/kitchen to the rear and enlarge the public area to include 5 small tables with seating for 18 people. Externally, a new shopfront has been fitted, the rear yard has been roofed over and an extract system and flue has been installed.

Apparently, the alterations have been brought to the attention of the Council by the only neighbour. Harriet Aidoo, the Council's Enforcement Officer, has visited the property but she is not considering any formal enforcement action at this stage. She has confirmed that a planning application is required to modify the permission to include the eat in facility within the sui generis use and for the external alterations. The application is submitted as requested to regularise the current situation.

The property fronts Ashton Old Road (A635) opposite Manchester College of Art and Technology (MANCAT). It is attached to a public house, the Legh Arms. Waiting on Ashton Old Road is restricted by double yellow lines but there is unrestricted parking close by on Dawnay Street. The unused land at the side has an existing pavement crossing. It has been surfaced with road planings and is used as an informal parking and servicing area. The land is owned by the Council and the applicant is hoping to secure a formal rental agreement.

The business relies on students for most of its trade which peaks at lunchtime. The only difference in planning terms from the approved use is that some of the customers are now able to sit down to eat their food rather than take it away. There are no residential neighbours whose amenities might be affected. However, there is new residential development nearby with many potential customers within easy walking distance.

Use

The proposed use is a hot food takeaway and sandwich shop with eat in facilities.

Amount of Development

The application relates to the use of one property with associated alterations.

Layout

The layout is shown on the submitted plans. The size of the public area has been increased to allow seating for 18 customers

Scale

The scale of the existing building is unchanged.

Landscaping

None is possible or proposed.

Appearance

The appearance of the building has been improved with the installation of a new white upvc shopfront within the existing opening and new steps. The existing roller shutter has been retained. The extension and roofing over the yard at the rear are completely hidden from view. The extract flue will also be effectively hidden from view.

Access

The nature of the business has not fundamentally changed. The applicant has investigated the practicality of installing a ramp for disabled access in front of the shop but the slope would be approximately 1:4, much steeper than the recommended maximum gradient of 1:12. The shop is not large enough to accommodate an internal ramp. New, wider, steps have been installed, with a handrail to assist customers.

Access to the rear yard has been created which has alleviated the need for all deliveries and removal of rubbish to be through the property.

Waste Disposal

Waste and recycled materials are sorted into different coloured bags and stored in the rear yard. They are collected by appointment from the forecourt of the shop. The submitted plans show where the bags would be stored and the collection point.

There are litter bins inside and outside the property.

A Waste Management Strategy form accompanies the application.

Secured by Design

The existing security shutter at the front of the shop will be retained. The height of the rear yard walls and the new roller shutter prevent unauthorised access from the rear.

Conditions

The planning application form suggests opening hours.

Justification for Approval

- The use proposed is a modification of the permitted use.
- The granting of planning permission would legitimise the use and give the Council the opportunity to control it by conditions.
- The property adjoins a public house but there are no houses close enough to the property for residents to be adversely affected by the use.
- There are many residents, as well as the MANCAT students and businesses within easy walking distance of the enterprise.
- The property is in a sustainable location on a main bus route to and from Manchester town centre.
- It is likely that only a small proportion of customers would arrive by car. There are enforceable waiting restrictions outside the shop but there is parking at the side of the building and unrestricted parking on nearby side streets.
- The enterprise is a family business with different members sharing the opening hours. It will provide the equivalent of full time employment for at least four people.
- The new shopfront has improved the appearance of the building.
- The alterations at the rear and the flue are hidden from view.
- The extract system and flue deal efficiently with any cooking smells, as detailed below.
- The National Planning Policy Framework (para 187) states that "local planning authorities should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible".
- The proposal is in accordance with the City of Manchester's current development plan and there appear to be no reasons why planning permission should not be granted.

PROPOSED HOT FOOD TAKEAWAY AT 735 ASHTON OLD ROAD, BESWICK
DETAILS OF VENTILATION SYSTEM

APPEARANCE

The ventilation system does not have a harmful effect on the appearance of the building or the area generally. The galvanised steel duct is installed on the rear wall of building behind yard walls where it will not be readily visible to members of the public.

ODOUR CONTROL

The ventilation system deals efficiently with any cooking smells, fumes and steam produced by cooking, preventing any nuisance to occupiers of adjacent property. The system incorporates the following.

a) A canopy extends beyond the cooking equipment area by at least 225mm to collect the cooking fumes and direct them into the ductwork. It is constructed from stainless steel and contains removable grease filters of the stainless steel baffle type, heat protected lighting and a cleanable channel around the lower edge to collect liquids that may condense out.

b) The duct is impervious, of 450mm diameter, circular cross section and of galvanised steel with a smooth internal surface. Its route through and out of the building is direct, avoiding sharp bends to help waste gases pass through with the minimum of resistance. This ensures that the gas flow is maximised until the gases are discharged.

c) The system contains a 450mm short cased axle flow fan which is sufficiently powerful to ensure the correct ventilation rate is achieved.

d) Ground level or low level discharges will be avoided. The cowl is designed so as not to impede the flow of gases.

e) Odour control equipment is included. This takes the form of activated carbon filters with pre-filters before the fan.

NOISE CONTROL

Ventilation equipment is designed and installed to avoid nuisance to any neighbours by noise or vibration and does not increase ambient noise levels.

a) The fan is sited within the building's structure to minimise outdoor noise. The fan and motor unit are fixed on anti-vibration mounts joined to ductwork using flexible couplings in order to prevent the transmission of vibrations either to the structure or along the ducting.

b) Noise from the ventilation system is kept as low as possible and it is not intended that it will be audible within neighbouring property.

c) The extract duct is rigid in construction and installed with anti-vibration mountings.