Design & Access Statement
for
Proposed change of use from shop A1 to an Internet Pharmacy (Sui Generis)
258 Woodlands Road, Manchester, M8 0GB

This statement has been prepared to support a planning application for the change of use from shop A1 to an internet pharmacy with no visiting members of the public and no customer access (sui generis).

The business will not result in any increase in traffic as there will only be one lot of deliveries to customers and one or two deliveries from wholesalers daily in a small van. The business will not disturb the neighbours at unusual hours as the business is 9am-5pm. It will also not create any forms of nuisance, as customers are not allowed at the property.
Internet Pharmacy so no customers are allowed at the property as per NHS rules.
Staff to use tram/public transport and one car only.
Plenty of parking at front and on Woodlands Road. No structure or elevation alteration to the fabric of the building, has Shutters on shop windows and door and remain same as existing.
Pharmaceutical Waste will be stored inside the pharmacy in a secure area and in a standard NHS-Approved large pharmaceutical Yellow Bin and disposed of as per normal pharmacy NHS Regulations via a Approved Pharmaceutical Yellow Bin Waste Contractor as per NHS Regulations 2013 and General Pharmeutical Council (GPhC) Rules - The NHS and GPhC both visit the pharmacy to check this on a regular basis.

We believe that the application should be approved on the grounds that the proposed scheme will improve the building; We trust the proposed change of use would not have an adverse impact on neighbours or on the character of the area, the hours of operations are normal hours so there will be no issue of noise and disturbance. It will improve the environment from a security point of view and will create job opportunities in vicinity and revenue for city council in form of business rates particularly in the time of economic down turn. The site is large enough to cope with this type of development with no compromise on amenity space.