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SUPPORTING STATEMENT ATTACHED TO THE VARIATION OF CONDITION 3 ATTACHED TO PLANNING PERMISSION 102190/FO/2013/N2 – 58 STOCKPORT ROAD, ARDWICK, MANCHESTER. M12 6AL

INTRODUCTION

This supporting statement has been prepared to assess and support the merits of a variation of condition application to vary planning condition 3 attached to planning permission 102190/FO/2013/N2

THE SITE AND ITS SURROUNDINGS

58 Stockport Road is a commercial unit with planning permission for use as a Hot Food Take-Away, which is positioned at the end of a row of other commercial properties that front onto the main Stockport Road (the A6). The A6 is one of the main thoroughfares into and out of Manchester City Centre. A car park is located directly to the north of the application site

This area of Ardwick can be best described as an area with a mixed use of land and properties, with the area to the front (east of the application site) being predominantly commercial; whist properties to the west are mainly residential.

SITE PLANNING HISTORY

Planning application 102190/FO/2013/N2 was approved by Manchester City Council on 12th July 2013, granting consent for the change of use of 2 no. units to Class A5 Hot Food Takeaways, with associated external alterations, subject to planning conditions.

THE PROPOSAL

This application proposes to vary condition 3, which restricts opening hours to Monday to Sunday (including Bank Holidays): 5.00pm to 12 midnight, to Thursday to

Saturday 1600hrs - 0400hrs, and Sunday - Wednesday 1600hrs - 0000hrs (including Bank Holidays)

NATIONAL & LOCAL PLANNING GUIDANCE.

The Manchester Unitary Development Plan provides the statutory planning framework through which the Council makes its decisions to approve or refuse planning applications. This document reflects national planning guidance and also local based urban, rural and environmental issues.

The National Planning Policy Framework was adopted in March 2012 and this document provides the statutory planning framework, through which Council's should apply their adopted policies and guidelines.

CONCLUSIONS

This proposal will enable the Hot Food shop to become economically competitive and operate under similar hours restrictions to other establishments in this part of the City. Given the position of the premises, fronting onto and adjacent to Stockport Road, there should be no adverse impacts on local amenities.