



PCE DESIGNS LTD

Planning Statement/ Waste Management

SITE ADDRESS

2 Meldon Road Rusholme Manchester M13 0TZ

PROPOSED PROJECT.

Extension and alterations to existing shop and first floor flat to create an additional three flats and a catering/storage unit at ground floor. The existing ground floor shop and first floor flat will remain.

Brief Description

The property is Krunchy bites Fried Chicken takeaway at present.



It occupies the plot on the corner of where Meldon Road meets Birchfields Road. The land to the side of the property is used for bin storage and access to the first floor flat.

Proposal

The proposal is to extend the property to the side and create an additional three self-contained one-bedroom flats, all accessed from a central hallway from the side elevation. The takeaway will remain at ground floor level along with the new access to the flats and the new catering/storage unit.

The owners wish to use the new unit as a catering unit which will provide a catering service. The unit has been designed with a shop front to make it versatile and could be used as another shop should the catering business not take off.

Flats in the area are much sought after, and the proposal will meet a need for affordable housing in the area. There is space to the rear that can be used to accommodate the bins for the takeaway, catering unit and flats.

The design has been modified in line with the planning officer's comments on the previous application. The proposal has been reduced significantly in size.

Waste Management.

Bins for the shop/flat are kept at the rear. Once the proposal is carried out there is space to keep the bins for the shop/catering unit and flats at the rear. Bins will be taken to kerb side on collection days as they are at present.