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**12 Meldon Road, Manchester M13 0TZ**

## **Support Statement for Retrospective Planning Permission**



### Access Statement for the Retention of Existing Shutters and Canopy

#### **1. Introduction**

This Access Statement supports the retrospective application for the retention of the existing external Shutters along with the installation of a new canopy. The intention is to enhance both the functionality and appearance of the frontage while maintaining accessibility and safety for all.

The current business owner has reported that prior to installation of the shutters to the canopy the open area suffered from anti-social behaviour, human and animal fouling, illegal rubbish dumping, fly tipping and rough sleeping. This was having a very great adverse effect on his business users.

#### **2. Site Context**

The site is located on 12 Meldon Road, Manchester, M13 0TZ, forming part of a commercial frontage. The existing glass shopfront and roller shutters together with the single storey side extension have been in place since 2015/16 serving as a secure yet visually transparent façade. The area experiences regular footfall, and access by members of the public is a key consideration.

#### **3. Description of Proposals**

**Shutter:** The existing roller shutter is proposed to be retained. It is positioned Internally within the canopy and retracts fully during business hours, ensuring it does not obstruct access or visibility. The canopy steel frame and cladding roof were in place when the current business occupied the premises in 2022.

**Glass Frontage:** The glass front entrance remains unchanged, providing visual connection to the interior and allowing natural light into the premises.

**Canopy:** A fixed canopy is positioned in front of the entrance to provide shelter for visitors and improve comfort during inclement weather.

#### **4. Access and Inclusion Considerations**

**Entrances:** The main entrance will remain level and unobstructed. The canopy does not interfere with door swings or clear headroom.

**Canopy Design:** The canopy is set at a height that complies with minimum head clearance standards (typically 2.1m-2.4m) and will not obstruct signage or lighting. The proposal is to erect a series of metal posts supporting a lightweight metal clad roof structure, which will then have a roller shutter infill between the posts to allow for the enclosure to become secure outside of normal opening hours.

**Materials & Finishes:** All proposed materials will be durable and finished in a manner that reduces glare and slips hazards, with no protruding elements that could pose risks.

#### **5. Emergency Access**

The proposals do not affect fire escape routes or emergency access. The shutter remains open during operating hours and does not restrict emergency egress.

## 6. Conclusion

The application site sits on the corner of Meldon on Road and Craston Road which as stated above is a recognised District centre, and is a well-used highway for private vehicular traffic and is also the subject of easy access to public transport links, including numerous bus services.

The application is an existing AI use which is not at odds with council policy as the application site is within a "small district Centre", and as it is an established District Centre, under UDP policies and this application should be considered as being acceptable as it will maintain the vitality and viability of the "district Centre,"

The application proposal is not detrimental to highway safety, parking and residential amenity, as it is an established use and offroad parking does already exist to the side and front of the property and the foot path width will also be maintained to allow for a safe passage around the proposal.

The appearance of the application site can will be improved with a new clear and crisp open aspect canopy with the provision of rollers shutters installed.

The use of the shop has not changed, and the application is for the retention of the part erected structure.

Generally parking for the premises is not restricted with parking available to the side and front of the premises, and within the side roads within the area that are not the subject to any parking restrictions.

As mentioned above as the application site is a within and near to an established and designated districts centre the surrounding movement network is well established and will allow staff and customers safe movement, and access to and around the application site.

The proposed retention and additions are designed with accessibility, safety, and visual amenity in mind. The development maintains similar design to the neighbouring business premises within the close locality in the area. The adopted Unitary development plan and supplementary design guidance clearly

demonstrate that this proposal is a satisfactory and compliant scheme under the aims and guidelines covered in the UDP and as such should be considered acceptable accordingly, to provide a viable and vital use within the district centre.

The Applicant wishes to seek Retrospective Planning Permission for these proposals.