

Supporting Statement

Re: Pre-Application Submission – Land West of Bradstone Road, Cheetham Hill, Manchester (M8 8WA)

We write on behalf of our client, A.K Garments Limited, to formally submit a revised pre-application enquiry for the proposed development on land to the west of Bradstone Road, Cheetham Hill. This follows your previous correspondence dated November 2024 and early 2025, during which various design and logistical concerns were raised.

We have now undertaken a substantial and meaningful review of the scheme, and a revised architectural and technical submission is enclosed for your consideration. This includes updated plans, a full Transport Statement prepared by SCP (dated June 2025), and supplementary site access evidence.

Background and Contextual Clarification

In response to your earlier feedback, we wish to unequivocally clarify that the application site has been locked, secure, and unused for any servicing or parking purposes for the past two years. Contrary to concerns raised, the site has not supported the operations of adjacent units during this period. The reference to directional signage appears to be based on an outdated Google Maps image; an up-to-date site photograph is enclosed to demonstrate the current condition and disuse of the area.

This site has historically been underutilised and presents a clear opportunity to enhance the local employment fabric without compromising the servicing or parking needs of neighbouring businesses.



Figure 1 Shows Site Not In Use & Signage Removed

Summary of Amendments Made

1. **Scale and Massing:**

The building's size and scale have been moderated to reduce visual dominance. The unit now achieves a more appropriate relationship with the street and surrounding built context, addressing concerns that it appeared "shoehorned" into the plot. All elevations and plans have been adjusted accordingly.

2. **Servicing Strategy:**

A clear and updated service strategy has been provided. The proposed development is to be serviced entirely off-road via the shared service yard accessed from Sherborne Street. Swept path analysis (see SCP drawing SCP/250097/ATR01) confirms that a refuse and delivery vehicle can safely access and egress the service yard in forward gear. The Transport Statement confirms that the existing servicing arrangements for neighbouring units will remain unaffected.

3. **Site Access and Pedestrian Link:**

The revised submission includes a dedicated pedestrian route linking the rear servicing yard to the proposed unit. This is now shown clearly on the proposed ground floor plan and site layout. The arrangement improves operational safety by separating pedestrian and vehicular movements.

4. **Cycle Storage Provision:**

In accordance with Core Strategy policy and your request, secure cycle parking has been incorporated into the site layout for staff use. The scheme provides eight spaces—well in excess of the minimum two spaces required for this unit size.

5. **Parking Provision:**

The proposal includes three designated off-road parking bays accessed from Bradstone Road. This meets the maximum parking standards set by Manchester City Council (1 space per 100 sqm for B8 use), thereby ensuring efficient site utilisation without encouraging car dependency.

6. **Trip Generation and Highway Impact:**

As evidenced in the enclosed SCP Transport Statement, the development will not generate a material increase in trip generation. The proposal is effectively an ancillary extension of the client's existing facility to the south and will rationalise operations, rather than expand them. Consequently, there will be no notable impact on the local highway network.

Conclusion

We trust the enclosed revisions address all material concerns previously raised and demonstrate our client's willingness to respond constructively to planning guidance. The proposal is modest in scale, meets local and national policy guidance, and has been revised in good faith following professional advice from transport and architectural consultants.

We look forward to your feedback following this pre-application enquiry and welcome the opportunity to further discuss how the scheme may progress positively toward a future full application.

Yours sincerely,

Munshi & Partners