

STATEMENT

144 Bradford Road, Manchester, M40 7AS



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1.0 Introduction



Figure 2 : Illustration of site location

This Statement has been prepared in relation to the Full-Application to create a hand car wash on a vacant part of yard next to the site car park.

Whilst we note this area to be highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

1.1 Proposals

The application proposes to create a hand car wash on the yard of 144 Bradford Road, Manchester, M40 7AS. The site is surrounded by the traditional and modern houses and well established businesses. We are proposing a hand car wash within the existing yard and one canopy next to the South West boundary for car valeting purposes.

1.2 Site and surroundings

The site is located on the Bradford Road, Gas works to the rear (South East) boundary, Bradford Inn pub to the South West boundary, Industrial units (Direct Linen) to the North East boundary of the proposed site.

The surrounding area is characterized by mixture of traditional & modern houses, and well established business.

The site benefits from being within an established area and businesses.

It is therefore evident the site is in a highly sustainable location for the proposed change.

1.3 Planning History

076969/FO/2005/N2 | Erection of portal frame steel building for general industrial/light industrial and storage use (B1, B2, B8 uses) with associated servicing and parking at rear | 144-146 Bradford Road Beswick Manchester M40 7AS

1.4 Proposed Access

The plan marked below illustrates main routes of access / egress for our proposed development, the details of this are found.

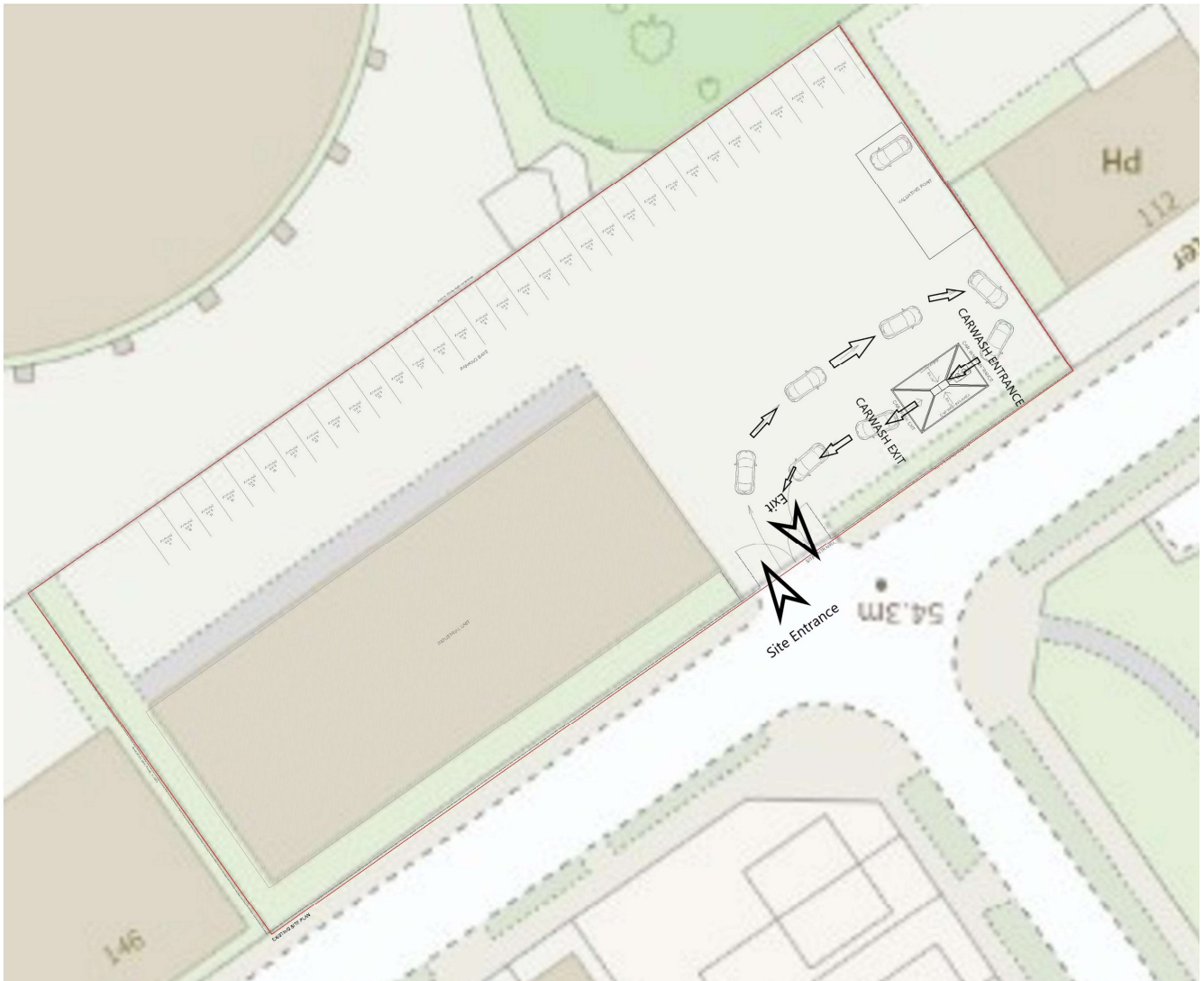


Figure 3: Access / egress routes for carwash

The site has many parking bays available which mostly not in use.

2.0 Statement Proposals

2.1 Principle of the development

The application site has a partially vacant yard and not been used from long time, this proposed change would improve and facilitate the site and site users, this site is located within an established area and is within close proximity to a high number of services and facilities.

2.2 Impact on the character and appearance of the area

The proposed creation of car wash would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being chosen to use minimum structure and shelters, the existing site fencing will remain as it with no change, there will be no structure to the carwash pad area, a canopy to be erected next to the South West boundary by using 100mm x 100mm wooden pillars finish with black paint, and Black pvc Fascia Capping Board to the all sides of roof to give a beautiful finish look.



The proposed change and development would not have an adverse impact on the character and appearance of the area and will integrate well.

Materials would be agreed with the Local Planning Authority.

This addition will improve the appearance of both the site and not impact to the street scene.

2.3 Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

2.4 Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

2.5 Access

Access from Bradford Road to provide easy access, as shown in figure 3.

2.6 Waste Collection

Waste collection and storage is already in place, according to council policies and collected by approved contractors on regular bases.

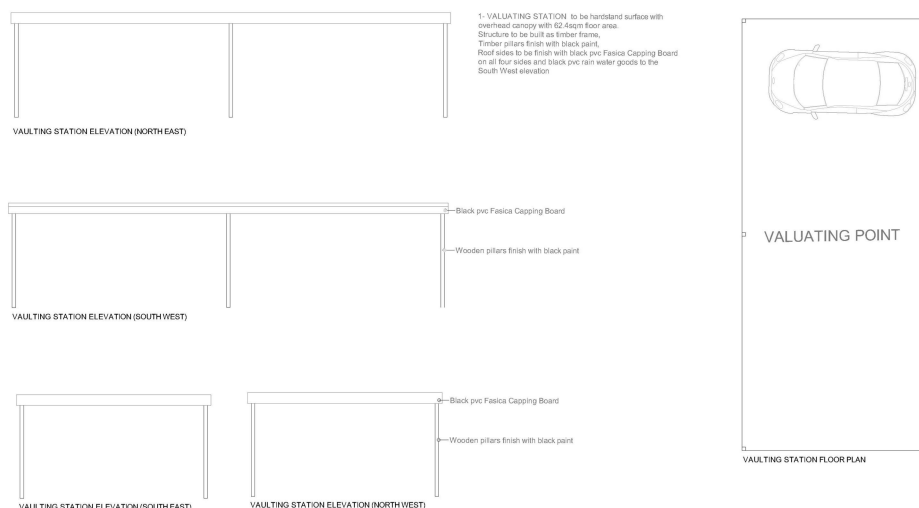


Figure 4: Floor Plans

2.7 Canopy Structure

The proposed appearance of the structure is to be a wooden frame finish with black paint, as described in figure 4.

2.8 Landscaping

The existing Landscaping is hard landscaping and will remain the same.

2.9 Flood Risk

The flood risk appears to be low.

3.0 Conclusion

3.1 Design principles were based on Local Planning Policies and the NPPF, and produced high quality design that respects the character of the immediate area and aims to contribute to the local built environment.

3.2 We have considered all relevant planning and design aspects in our proposed scheme and believe that the strategy as outlined is deemed suitable for the development being proposed.