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Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

30 May 2024

Dear Sir/Madam

Application for Full Planning Permission under the Town & Country Planning Act 1990 for the "*Change of Use of Part of Existing Floorspace to Create a Hot Food Takeaway (sui Generis) in Association with Existing Operation, Together with Single Storey Extension to Create Chiller Compound, Fume Extraction Flue and External Plan Equipment*" at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE

I act on behalf of Motor Fuel Group (MFG), and I am instructed to submit an application to your authority for full planning permission for the "*Change of use of part of existing floorspace to create a hot food takeaway (sui generis) in association with existing operation, together with single storey extension to create chiller compound, fume extraction flue and external plan equipment*" at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE. This is a revised application following withdrawal of application 136176/FO/2023 and has been submitted with additional information to address the outstanding issues previously raised.

<u>The Application</u>

This planning application has been submitted via the Planning Portal (Ref: PP-13091626) and is submitted with the following supporting information:

1) Planning Application Forms, signed and dated;
2) Relevant Ownership Certificate and Agricultural Land Declaration;
3) Planning Statement dated May 2024, prepared by JMS Planning;
4) Noise Impact Assessment prepared by EEC dated February 2023 (ref: EEC/EC19819-3) and Technical Memorandum dated 30 May 2024 (ref: EC19819-4) (specifically addressing deliveries);
5) Transport Technical Note prepared by Bellamy Roberts dated 20 May 2024 (ref: MT/RK/6095/TN.3);
6) Odour Risk Assessment prepared by SLR dated 17 May 2024 (ref: 410.065921.00001);

7) Drawings prepared by MBH Design Studio, as follows:
    a. Location Plan (ref: 13671-LP);
    b. Block Plan (ref: 13671-BP);
    c. Existing Site Plan (ref: 13671-PO1);
    d. Proposed Site Plan (ref: 13671-PO2 Rev B);
    e. Existing Sales Building Layout (ref: 13671-PO3);
    f. Existing Sales Building Elevations (ref: 13671-PO4);
    g. Proposed Sales Building Plan (ref: 13653-PO5 Rev D);
    h. Proposed Sales Building Elevations (ref: 13671-PO6 Rev A); and
    i. Proposed Sections (ref: 13671-PO7 Rev A).

Please note no fee is payable as this is a resubmission of an application of the same description with one year of withdrawal (ref: 136176/FO/2023).

The application seeks the creation of a new hot food takeaway offer within the existing sales building at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE.

The National Planning Policy Framework identifies the need for planning positively for sustainable development and creating the conditions in which businesses can invest, expand and adapt. Significant weight is placed on the need to support sustainable economic growth and to allow for new and flexible working practices.

This proposal seeks to make the most efficient use of the site and provide an enhanced retail offer for motorists and surrounding residents complementing the existing offer on the site.

It could be argued that a material change of use will not occur as a result of the proposals and the proposed hot food takeaway use will be ancillary in nature due to the severance and environmental impact test. In addition, the hot food takeaway offer takes up only a small proportion of the existing floorspace within the sales building which is currently underutilised. Notwithstanding, planning permission is sought as a technicality.

The proposed use will operate in a similar manner to other concessions found in petrol stations including Costa Express which operators on this site providing quality takeaway hot drinks, or Subway found in many petrol station sites countrywide without causing any adverse impacts. Customers of the proposed hot food takeaway offer are anticipated to predominantly be customers/motorists of the petrol filling station, who have come into the shop to pay for fuel and purchase other small items or are waiting whilst their cars charge on site.

There will be very minor changes to the physical appearance of the site with the addition of a freezer/chiller unit and additional plant which has been sensitively located adjacent to existing plant. Detailed consideration has been given to residential amenity and the application is submitted with a Noise Report confirming the proposal is acceptable in noise terms, with appropriate attenuation in place. An Odour Assessment has also been submitted with the application which confirms that

appropriate plant will be installed to ensure appropriate odour control. Similarly, transport information has been submitted confirming the site is acceptable in highway safety terms. Accordingly, no impacts on residential amenity , transport nor any retail impacts will occur.

Overall, it is considered that the application proposal will enhance the site's offer, being complementary to the main petrol filling station use, but will provide an upgraded product range in line with expectations of the modern motorist. The proposals are in accordance with the NPPF and Development Plan making best use of existing, surplus, floorspace and meeting the needs and expectations of motorists.

On the basis of the above it is respectfully requested that planning permission is forthcoming for the proposal.

We would be grateful for acknowledgement of this planning application marked for the attention of Jackie Ford at jackie@jmsplanning.com or on 07770 328674.

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs