

Our Ref: 2023-73a

Planning – Development Management Team
Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

13th March 2024

VIA PLANNING PORTAL

To Whom It May Concern,

Re: Retrospective application for shopfront and signage @ 101 Manchester Road, Chorlton, Manchester, M21 9GA

Adams Planning + Development Ltd are submitting a full and advertisement planning application on behalf of Mr. Tayyab Akhlaq, a Miami Crispy franchisee, for the following form of development:

“Retrospective planning application for reutilising existing fascia sign and retractable awning, installation of new roller shutters, new projecting sign and alternations to shopfront with associated infrastructure.”

This full and advertisement planning application comprises the following documentation:

- This covering letter
- Planning Application Form & Certificate B Form
- Planning Application Fee of £
- The following submission plans:
 - A Site Location Plan (Scale 1:1250)
 - A Block Plan (Drawing No. MR 101/03)
 - Existing Plans (Drawing No. MR 101/01)
 - Proposed Plans (Drawing No. MR 101/02)

The site is not within a Conservation Area and there are no Listed Buildings in close proximity to the premises.

The premises is within the District Centre of Chorlton and will provide for the re-use of an existing retail premises. The application site is located on a long-established retail parade on the western side of Manchester Road that is a main thoroughfare linking Chorlton to Manchester City Centre, in the South Manchester area of Manchester City Council's District.

Policy EC 9 of Manchester City Council's Core Strategy relates to South Manchester. Policy EC9 identifies that:

“Employment and economic development provision will be within...District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services.”



The proposed new shopfront re-utilises the existing fascia sign and retractable awning and installs new roller shutters and new pilasters. The proposed section illustrates that the roller shutters will fit flush with the shop front so that it ties in with other roller shutters along the same frontage. The new pilasters will use the same materials and colour scheme as the fascia sign to integrate with the existing fascia sign.

The operator has installed a new projecting sign at first floor level and new downward/inward facing lights to increase the visibility of the signage, in line with the neighbouring retailers along the same retail frontage (e.g. Oasis Ice Cream at 109 Manchester Road and the Off Licence & Convenience Store at 115 Manchester Road).

The shopfront has been altered to include floor to ceiling glazing so that it matches in with the adjoining Chorlton Mini Market and other similar facades along the retail frontage (e.g. such as Samlis Barber Shop).

The proposals will deliver a number of new jobs in a District Centre location where both Local and National Planning Policy encourage new community facilities and services to be located.

The planning application has been submitted on-line via the Planning Portal. We will contact the Planning Department within 5 working days to confirm validation of the planning application.

Yours sincerely,



Russell Adams
For and on behalf of Adams Planning + Development Ltd

