DESIGN AND ACCESS STATEMENT

PLANNING STATEMENT

This Statement supports a planning application submitted by Mr.Dana Hassan which seeks planning permission for the construction of a single storey front covered canopy for placing & displaying fresh fruit and vegetables at the front of the premises, 80 Bury Old Road Manchester, M8 5BW.

In addition to this Statement, the documents submitted in support of the application comprise the following:-

- A location plan with the application site marked as edged red. Scale 1:1250
- A drawing showing details of the proposed layout of the ground floor including the rear extension. Scale 1:100
- A drawing showing details of the existing and proposed elevations of the building. Scale 1:100

THE SITE

The application site, a two storey building with a small single storey element within the middle of the premises which is situated within a shop.
This is a shopping parade comprises several shops including a restaurant and cafe. A similar sized shopping parade is also located opposite across the road on its northerly side

Access to the premises is from the front of the application building, like other buildings in the parade, is gained from Bury Old Road. Vehicle access to the rear of the building is gained via the side street (Seymour Road). The area to the rear and sides of the shopping parade is predominantly commercial.

THE PROPOSAL

The proposal entails:

a) The erection of a single storey covered canopy approximately 10.6m x 3.5m 3.0m high to the front of the building . This is approximately 37msq. The front covered canopy is proposed to be built with clear toughened glass with internal mounted shutter for security during the closing hours. The shutters will not be visible from the outside of the premised , with a flat roof the run

off from the flat roof to be connected to the existing access alley between 80 and 82 Bury Old Road.
The front canopy shall be built with clear toughened glass and aluminium fame and sensory electric doors providing easy accessible entrance / egress to the public. It is the intension of the building owner to build high quality design which is much more than aesthetics. The front canopy will provide a modern day facility keeping a good design and buildings that function well and meet the needs of their occupants.

b) The front canopy will enhance to appearance of the building and provide a variety of fruit and vegetable to diverse community in the Cheetham Village.
Opening hours Monday to Saturday and 8.00 am to 9:00pm on Sundays 9:00 to 9:00pm.
There is no Parking space available within the site, no on-site parking provision has been made in the submitted scheme. However there are two public parking facilities near the premises closest being at George Street opposite the premises and other being at Tesco carpark Parking bays are also available on both sides of the carriageway on Bury Old Road near the premises.

POLICY GUIDANCE

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

The Guide to Development in Manchester (SPG/SPD) (2007) contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Core Strategy

The following policies of the core Strategy are considered relevant in this respect.

Policy DM1 – Seeks to protect the amenity of an area from the adverse impact of development, including, amongst others noise.

Policy C8 states that local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. The provision of new small scale retail facilities will be encouraged where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres. Careful consideration will be given to the impacts of new commercial development on residential amenity, which is particularly an issue for food and drink uses. Development proposals in local centres which would not reflect the local role of these centres will be assessed according to policy C9.

Unitary Development Plan for the City of Manchester

The following policies of UDP are considered to be relevant.

DC10.2: States that the Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.
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DC10.3: States that development will not normally be permitted where: a. it is proposed outside the general locations mentioned above, or
b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC26: States that the Council will consider the effect of new development proposals and the implications of new development being exposed to existing noise sources. Developments likely to result in unacceptably high noise levels will not be permitted

Policy T2.4: States that outside the City Centre, the City Council will expect development to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environment capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the development.

PLANNING APPRAISAL

The proposal relates to the ground floor of the building located within a neighbourhood shopping parade Bury Old Road, Manchester. The shopping parade is spread on both sides of Bury Old Road and Cheetham Hill Road comprises more than 8 commercial/business premises. Due to the location of the site within a shopping centre along a busy commercial frontage containing other similar uses, it is considered that the proposal is sustainable and compliant with the general principles of Policies C8 and C10 of the Core Strategy which seeks to support proposals that contribute to the vitality of centres. Furthermore, it is considered that the proposal accords with the requirements of Policy DC 10.2 of the UDP.

Neighbour Amenity

The site is located within a neighbourhood shopping centre and there are no residential properties located in its close vicinity. It is assumed that most of the first floors of the properties within the shopping parade are used for business purposes or business storage.

Design/Appearance

The rear single storey extension to the front of the building would be built in glass with aluminium frame proving a quality modern finish . The extension would be built with a flat roof. It is considered that the extension, in terms of its design and appearance, would be compatible to the character of the area and the adjoining buildings.

Car Parking

No parking provision has been proposed in the submitted scheme. The site is located within a local shopping parade where a linear parking area is available in the front forecourt. Parking is also available in the public car park on George Street as well as at the Tesco Car Park which are a walking distance to this unit.

Secure by Design

- The new enclosed canopy shall be constructed with internally mounted shutters Secured by Design standards.
- CCTV will need to be reviewed to check all new areas are covered. □ An intruder alarm should be installed or if there is an existing one within the current building for the coverage of this to be reviewed and extended to cover the proposed development.

Refuse Storage

As indicated on the submitted drawings, provision has been made for the storage of refuse in the rear yard.

CONCLUSION

- The proposed use of the building is compatible to the adjacent land uses in the shopping parade.

- In terms of its use, scale, design and appearance, the proposal is considered to accord with the main thrust of the UDP policies and other guidelines.

- If planning permission is granted, the applicant is willing to agree to any conditions relevant to the opening hours, noise control etc.