STUDIO **TASHKEEL**
ARCHITECTURE

+44 (0)1615465395
info@studiotashkeel.com
www.StudioTashkeel.com

Planning Application Proposal For:

439-441 Cheetham Hill Road, Manchester M8 0PF

PLANNING & DESIGN STATEMENT

PLANNING USE - PREVIOUS, CURRENT AND PROPOSED

1. This statement has been prepared towards the conversion of the basement of 439-441 Cheetham Hill Road, Manchester.
2. The existing basement has planning permission towards use for multiple classrooms for an education facility (Previous planning use - Class D1).
3. The basement has not been used effectively as classrooms in the recent past and instead utilised as store rooms. The toilet is functional and has been used as a spare toilet.
4. The Applicant intends to change its use from the now defunct Class D1 to Sui Generis - Taxi base/office.
5. The minicab office would take telephone calls, bookings or queries as well as email bookings or queries.
6. There will be 2 members of staff working at this office. An occasional part-time member may attend depending on requirements. The total number of users of the building at any given time would not exceed 3 nos.
7. No member of the public would be allowed within the office area.
8. Taxi drivers would communicate with the minicab office over the telephone and the Internet (Apps/Calling). No driver would be required to visit the office except on an individual basis for any administrative need or work-related matters. In this scenario, the visit would be for a short duration (<30 minutes) and would be on a one-to-one basis.
9. The minicab office is expected to generate waste minimal waste. A general waste bin of 140 litres capacity has been proposed to the rear of the site on the ground floor. The staff would be expected to deposit waste into the bin.
10. The collection of waste would be through a private refuse collection contractor (subject to requirement) from Heywood Street to the rear of the site. Timing of collection would be organised prior to 7 am to avoid any potential disruption to traffic. The bin would be wheeled to the collection point by a member of the staff and returned to the storage area upon collection.

RELEVANT PLANNING APPLICATION HISTORY

Reference 093159/FU/2010/N1
Change of use from offices with residential use above to education centre (Class D1) at basement, ground and first floor and two units of student accommodation at second floor level
Application Validated: Tue 13 Jul 2010
Decision: Approve
Decision Issued Date: Tue 02 Nov 2010