

**Unit 2 Cheetham Hill Shopping Centre,
Bury Old Road, Manchester, M8 5EL**

1. PROPOSALS

- 1.1. Insomnia Cookies is an American company with over 240 stores and Unit 2 Cheetham Hill would be their first UK store. The store specialises in selling warm cookies and ice cream.
- 1.2. The existing building will be reconfigured and converted for occupation by Insomnia Cookies and will have a floor area of 158.67 sqm. The unit will include a sales area with display units, back of house space for storage and preparing and staff facilities. No cooking is undertaken within the store, see company information.

2. THE APPLICATION

- 2.1. The proposed store will offer the following: -
- Cookie Cakes
 - Brownies
 - Milk
 - Ice Cream
 - Ice Cream sandwiches
- 2.2. These items will be sold for consumption off the premises.
- 2.3. The previous use of the premises was as a furniture store (Class E(a) Retail).
- 2.4. Consideration has been given to whether the proposed use would meet the criteria of Class E. Historically, uses akin to Insomnia Cookies, would have been considered under the old A1 Use Class which now forms part of the new Class E. Whilst there is an element of food takeaway, it is typically cold food products, and opening hours are typical of a retail premises. There are no tables or chairs within the store. The evidence therefore is that the proposed use would fall under Class E.
- 2.5. We would be grateful if a Certificate can be issued which confirms that planning permission is not required for the proposed use.