



SERVICE STATION, STYAL ROAD, WYTHENSHAW
MANCHESTER, M22 5WX

DESIGN AND ACCESS STATEMENT

31 JULY 2023



SITE AS EXISTING

Styal Road Service Station has been operational for a number of decades and is a well established business that offers provision of fuel, jet wash, laundrette, car wash and convenience retail.

The site is located on the busy Styal Road which connects onto the A55 Manchester Airport Road.

Manchester Airport itself is just over a mile away from Styal Road Service Station, with the long stay and staff car parks only 500m away.

The site is located on the outskirts of Wythenshawe, a district of Manchester to the south of the city itself.

Manchester International Office Centre is located to the east of the site, on the other side of Styal Road. The office centre building is of a mid-century design style and is part of a wider office / employment unit complex adjacent to Styal Road.

The building to the north of the site (500 Styal Road) is also an office centre. Further along Ringway Road there is a restaurant and a gastro pub, the Tatton Arms.

To the west of the site there is a dilapidated farm house and to the south there is an overgrown plot of land.

Google aerial image of the site



SITE PHOTOGRAPHS

Photographs of site as existing taken in 2023.



This application seeks to develop part of the site into an EV charging hub to support fast EV car charging in the Wythenshawe areas and on Styal Road.

The existing jet wash area and laundrette unit are proposed to be moved to the north of the site.

Existing boundary treatments, specifically the 2m high close boarded timber fence to the south and west, are proposed to be retained and/or made good as necessary.

The applicant is mindful that to future proof this service station site and support the use of electric vehicles, fast charging facilities need to be available to customers.

[illegible]



ENVIRONMENTAL STATEMENT

This long established site already provides valuable fuel, car wash , laundry and top up shopping amenity to local residents and passing motorists.

It is proposed that the amenity of the site is extended to include fast EV car charging, in order to future proof the site, support sustainable travel and reduce combustion engine air pollution.

This vision for the future is in line with the Government 'Road to 2035' and the promise that from this date all new cars and vans will be 100% zero emission.

We therefore consider that this application represents sustainable and environmentally friendly development and should be approved.