

Land at Oldham Road, Miles Platting, Manchester

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DESIGN AND ACCESS STATEMENT

Design and access statement for disused Land facing Oldham Road Manchester situated between two raised Railway viaducts and surrounded by industrial uses

1.00 This statement is written in support of the Planning Application for change of Use from open storage land to a Car Wash.
This statement must be read in conjunction with the submitted drawing and other statements and photographs

1 1 General

The last known use of this site was that of open storage with an access to this site through an unmade access way also serving a stone crushing business to the rear. This access also gives pedestrian and workmen access to the railway line to the west. This site faces a busy road with commuter traffic at all hours Oldham Road intersects with the orbital motorway system
The site is in a triangular area bounded on 2 sides by high Railway viaducts These structures buffer the site from excess noise. The third side is noisy Oldham Rd
This area is NOT a conservation area, There are no listed buildings.
It is zoned and thought of as an employment area
A car wash on this site as a temporary consent is an ideal use and will establish this as an employment site.

1 2 The Site

The site is fundamentally square and is almost at street level There is however a Electric Sub-Station in the North West corner which is signed as Miles Platting Sub-Station. This has double steel doors that face the access way for 24/7 access. The site is vacant and flat and has been concreted over.
The site is surrounded by Railway viaducts of good proportions and industrial uses
The proposed use causes no conflict or overlooking.
There are viable uses adjacent which stimulate traffic. A large Builders Merchants for both public and trade. This use would stimulate a presence that would encourage use without damaging the present industrial uses.
These other uses close between 4-5pm so a car wash would not cause conflict.
The site has no ecology issues and there are no Tpo's.

2.00 Access Statement

2.1. The site access way exists and is used by vehicles to gain access and egress from the crushing business at the rear Access to the transformer remains.

There is a pavement to Oldham Road, but none to this site. It is a proposal that a 1.8M pavement will be built to link pedestrians to the site from Oldham Road. There is also a need to provide a site visibility line East and West to give clearer vision. This will involve the repositioning of the front Paladin fence and the wall. Railtrack have erected a high galvanised steel Palisade fence enclosing what they believe is their land. It is not noted if Planning was granted for this fence and stairs.

- 2.2. Oldham Road, being arterial has frequent bus services passing this site at all hours. This service can be used by employees. There will be parking on site for staff cars, disabled people, valeting cars, and motorbikes. The action of cleaning will be circular with payment taken at the start. There will be no cash kept on site overnight. Most payments will be electronic.
- 2.3. The site will have male and female toilets for both visitors and staff. The site will be covered by 24 hours CCTV. The whole site will be illuminated for security on a dawn till dusk system. Any Street signs will be the subject of Planning if illuminated.

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Davenport and Flinn