

Land at Oldham Road, Miles Platting, Manchester.

John Flinn <flinnbo@hotmail.com>

Tue 14/06/2022 14:58

To: John Flinn <flinnbo@hotmail.com>

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 units and a brick / concrete waste crushing business.

1.00 This statement is written in support of the planning application for Change of Use from open disused storage land to Open Air Bar - sui generis. This Statement must be read in conjunction with the submitted drawings and other submitted statements and photographs.

1.1 General

The last known use of this site was that of open storage with an access through an unmade access way serving this site and the crushing business to the rear. The site faces a very busy arterial Road from Manchester to Oldham and intersects with the orbital motorway system. The site is between two curving railway viaducts and as such is very much a site that is surrounded by sound buffering structures. The property is not in a conservation area. There are no listed buildings on or near this location that the proposed use would harm. There is no housing within the immediate vicinity. The site is ideal for such a venture as it affects no-one.

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 facing the access way. This small brick building has suffered from damage that looks like fire damage. This will need to be made good by the Electric Board as a matter of urgency. The site is vacant and flat. It has been concreted over.

This site is surrounded by railway viaducts and Industrial uses. This proposed use would stimulate footfall at a time when other businesses are closed and thus keep an on going security presence in this area.

This area is very much an industrial area with a Large Builders Merchants and other commercial users within a few 100 meters. These uses close between 4 and 5 pm and thus would not interfere with out of hours use on this site.

There is again no conflict of use of this site as an open bar.

The site has no ecology issues, there are no trees or TPO's to contend with.

2.00 Access Statement

2.1 The site access way exists and is used by 6/8 wheelers during the working day. There is clear access to the sub station for servicing the transformer. This will not alter. There is a pavement to Oldham Road, but none into this site. The proposal is that a 1.8m wide pavement will be constructed to allow pedestrians

to avoid walking to this venue in the accessway There is also a need to provide a site line visibility splay across the Oldham Road frontage This is shown as 4 5m x 60m to the east and up to the westerly viaduct bridge. This will involve a repositioning of the front Palisade fence, but not the low wall

The access gates to the site exist and deliveries to the bar of beer and bottles can be made without interference with other users.

Railtrack have recently built a galvanised steel stairway to the westerly track It is not believed that this is for passengers but is for Rail track workers only.

- 2.2 Oldham Road, being arterial has frequent bus services passing this site at all hours The public transport can and is well used in this area.
There will be parking on site for some cars and motorbikes, and cycles will be located within the site in lockable racks.
- 2.3 The site will have its own male and female toilet facilities together with disabled to these facilities and the bar itself Sitting areas for drinking will be under umbrellaed pods which have an individual structure with seating and table height drinking shelves There is no intent to enclose these but to leave them open to the elements.
- 2.4 The site will be covered by CCTV on a 24 hr loop The whole of the site will be illuminated for security, on a dawn till dusk timing The site will be secured by fencing to 3 boundaries and a concrete fence (existing) to the north.
Bins are to be at the rear of the Bar unit and will be emptied by specialists for full recycling.
- 2.5 It is also intended that this operation will be a no cash business, thus hopefully discouraging thefts The spirits will be in a secure room within the bar unit

J M Flinn Riba
Davenport and Flinn

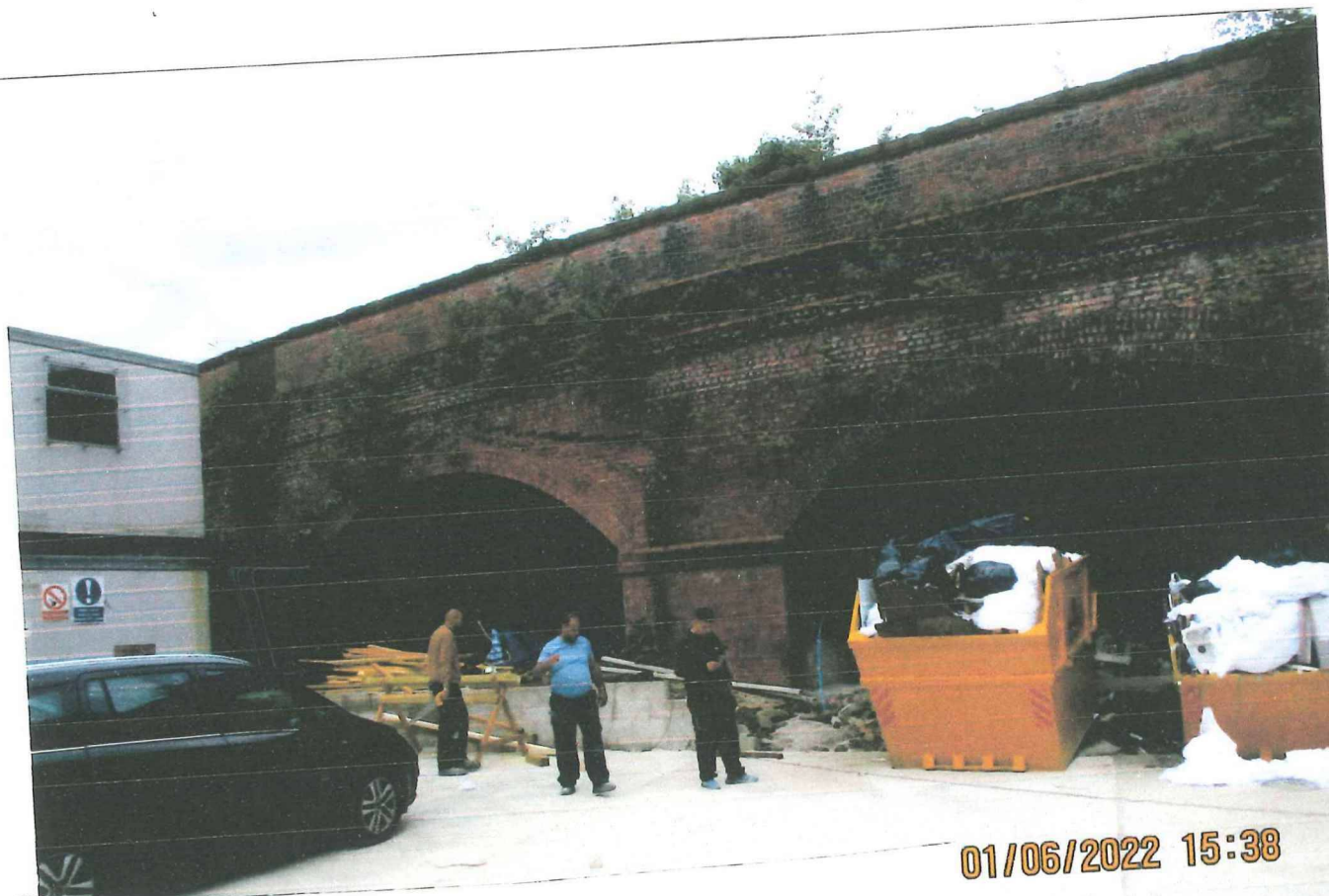


Stacked PortaKabins.

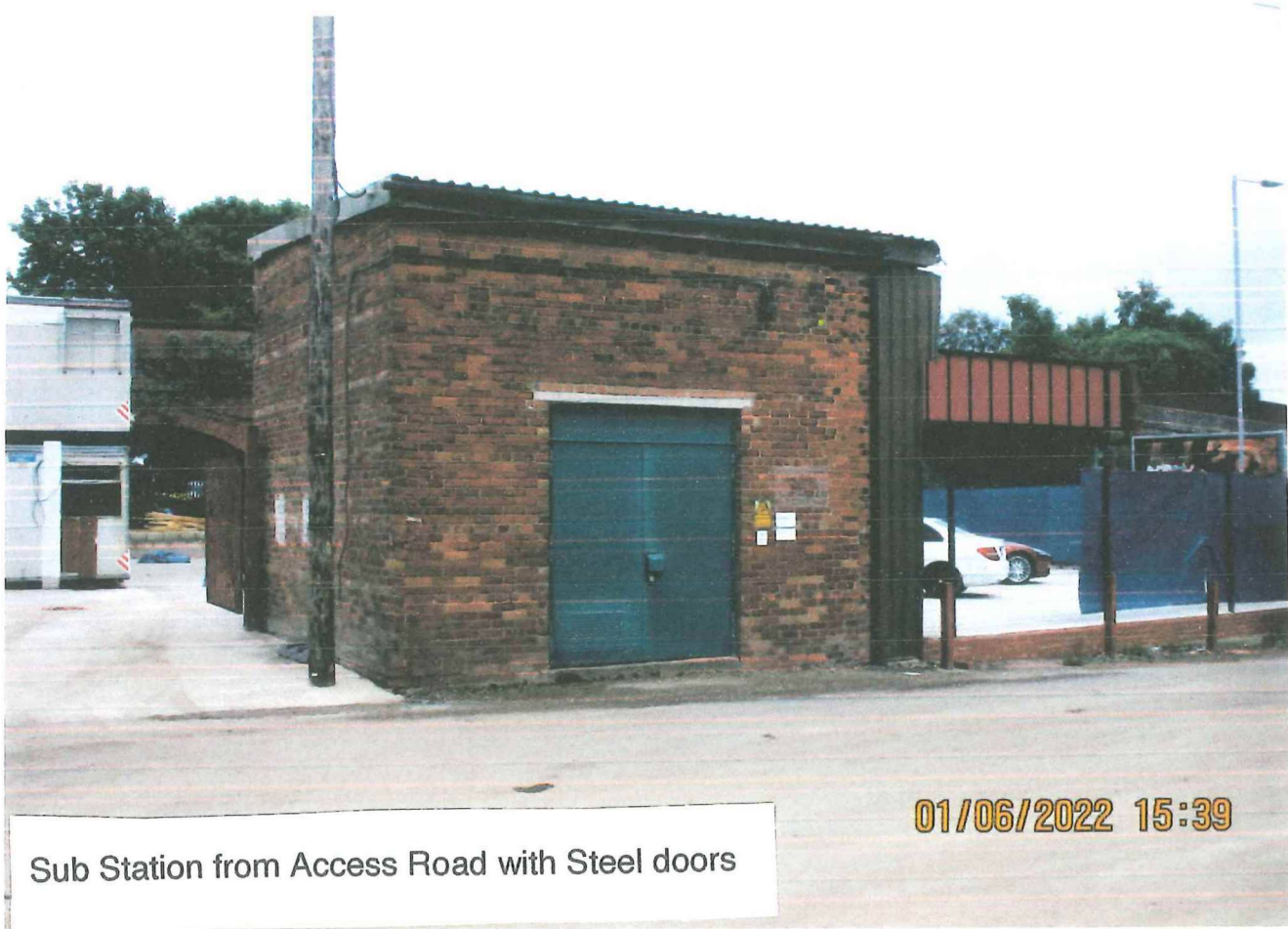
01/06/2022 15:38



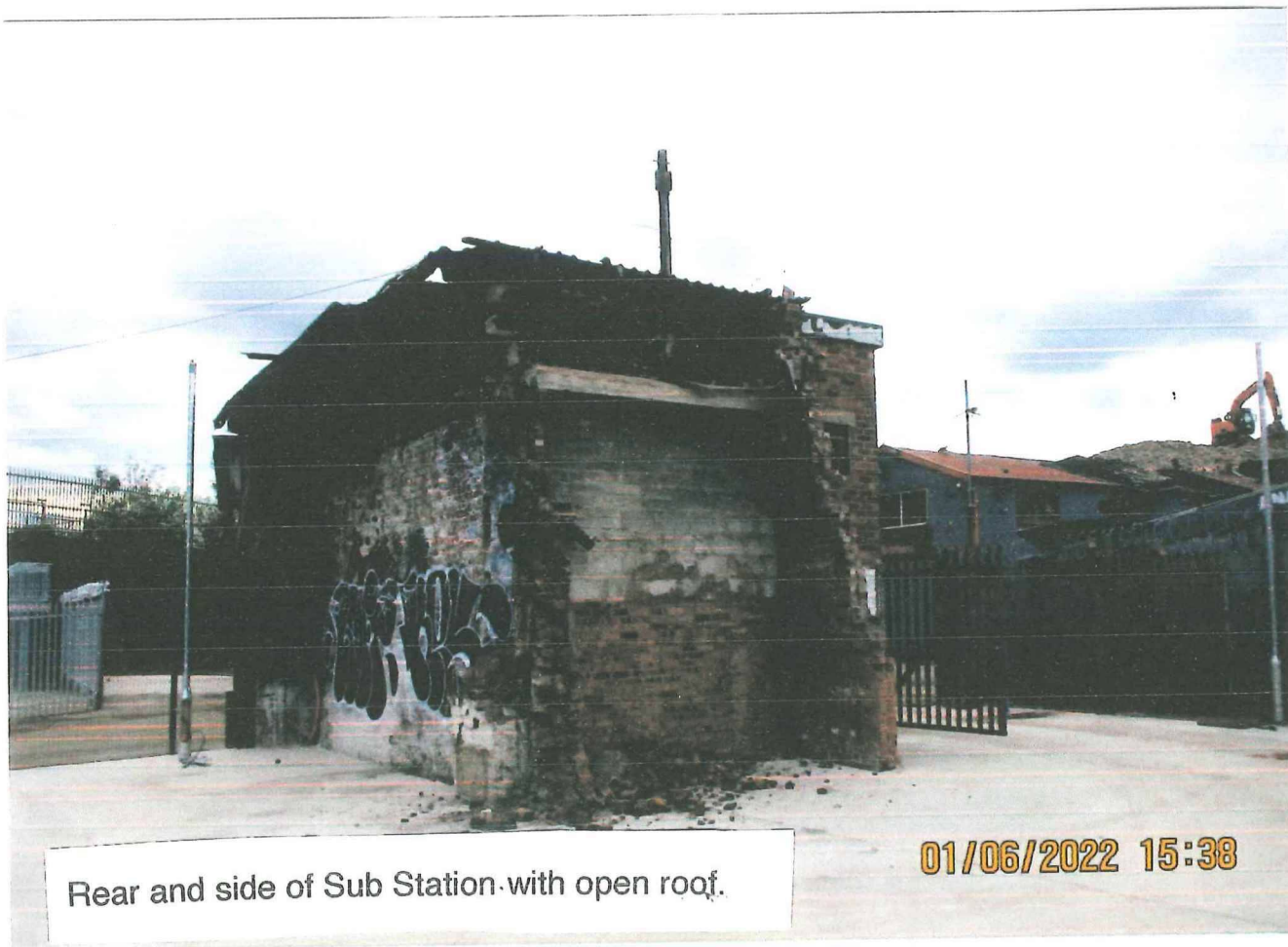
Open existing access from Oldham Road.
Note the two Viaduct bridges.



Viaduct adjacent to the site with Arches and concreted yard



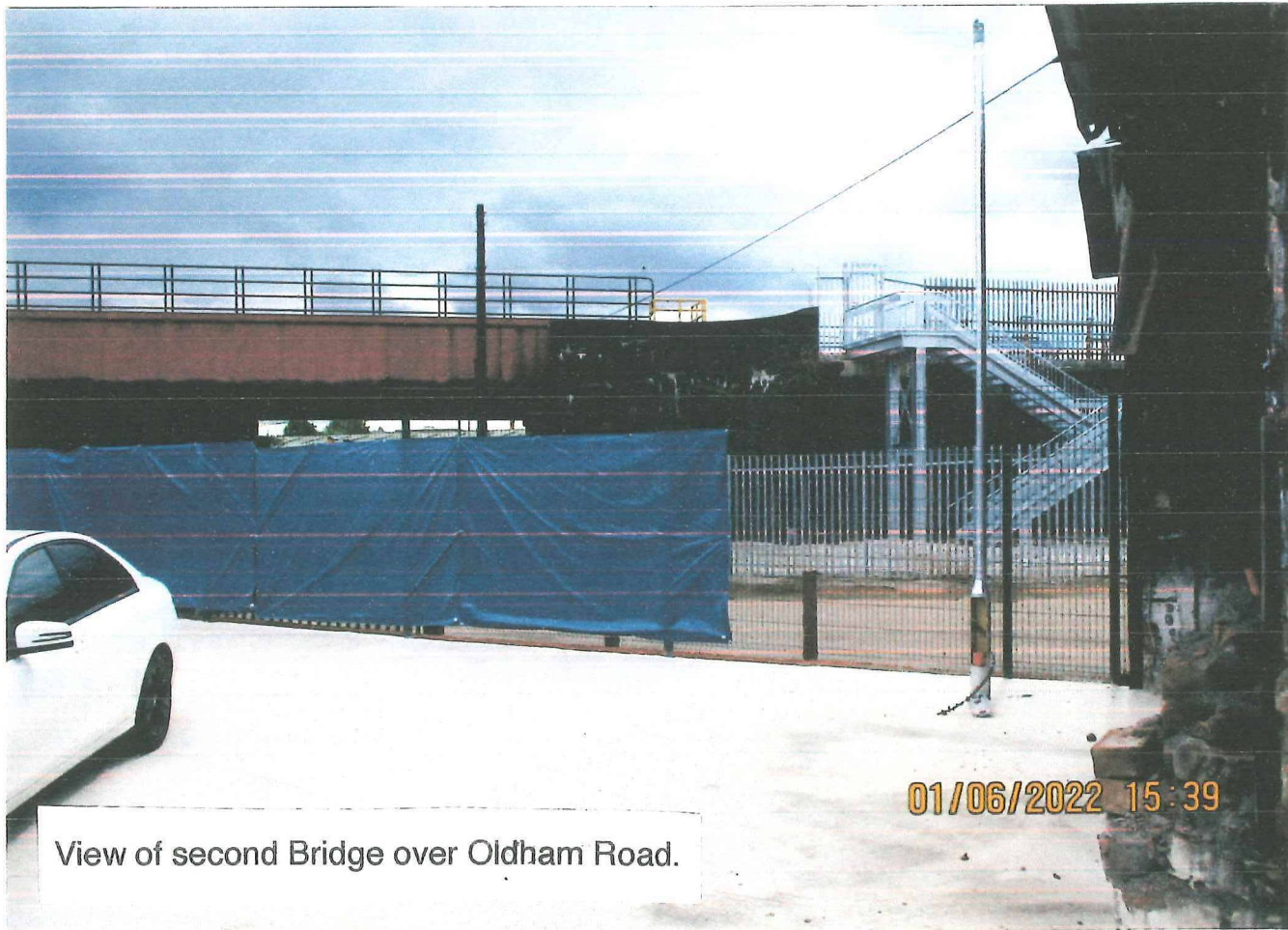
Sub Station from Access Road with Steel doors



Rear and side of Sub Station with open roof



Rail Track new stairway and Palisade galvanised fence



View of second Bridge over Oldham Road.