

Planning, Design & Access Statement



Proposed Change of Use to Restaurant (Class E(b)), Installation of Flue and Replacement Signage

593 Cheetham Hill Road, Manchester, M8 5EJ

Applicant: Mr. Mohammed Ibraheem

Prepared by: TMA Co Limited

1. Introduction

This Planning, Design and Access Statement accompanies a full planning application for the change of use of 593 Cheetham Hill Road from a former hair and beauty salon (sui generis use) to a restaurant (Class E(b)), together with the installation of a new external ventilation flue and replacement illuminated signage.

2. Site Context and Surrounding Area

Cheetham Hill Road is a major mixed-use commercial corridor comprising supermarkets, barber shops, beauty salons, restaurants, takeaways, convenience stores, and professional offices such as solicitors and accountants. The area is characterised by a diverse range of small and medium-sized businesses, contributing to a lively daytime and evening economy.

The property at 593 Cheetham Hill Road has been vacant for approximately 4 to 5 years. Prior to this, it operated as a hair salon for around 6 years. The prolonged vacancy has resulted in the building falling out of active commercial use, contributing little to the vibrancy of the local area.

3. Regeneration and Economic Benefits

The proposed restaurant will bring the long-vacant property back into productive use, support regeneration, and enhance the appearance of this part of Cheetham Hill Road. The business will employ four staff members—two full-time and two part-time—contributing positively to local employment opportunities.

The restaurant will operate seven days a week from 11:00am to 11:00pm, complementing surrounding businesses and adding to the evening economy. Its reoccupation will increase footfall and support nearby commercial activity.

4. Proposed Development

The development includes a cooking area and refuse store at ground floor, a preparation kitchen, WC, and customer seating on the first floor, and a staff room/office on the second floor. Access is via the existing front entrance.

5. Ventilation and Extraction System

A full commercial extraction system will be installed, including a 6000mm × 1100mm × 600mm stainless steel canopy with baffle grease filters, 500mm diameter ductwork, a TCBT 2/4-500 contra rotating fan capable of handling 2.8m³/sec at 500Pa, and 2D silencers reducing noise output from 72dBA to approximately 40dBA. The duct will terminate one metre above the ridge with a jet cowl, and all external elements will be finished in black.

6. Refuse and Waste Management

As part of the proposal, a total refuse capacity of 1,500 litres is being provided to meet the

requirements for a 20 dining space restaurant in accordance with Manchester City Council's GD04 Waste Storage and Collection Guidance. The refuse provision is detailed below:

Waste Type	Bin Size	Total Capacity
General Waste	2 × 340L	680L
Recycling (DMR)	2 × 340L	680L
Food Waste	1 × 140L	140L

All bins will be stored internally within the designated refuse store. On collection days, the bins will be placed at the frontage for collection and returned immediately after servicing. See drawing 041 03C Proposed Plans and Elevations and 041 04 Refuse Plan

7. Replacement Signage

Two new signs are proposed, replacing the existing signage in the same locations and of the same size. The new sign fascias will be black in colour with a depth of 50mm and fitted with 3D gold letters. The letters will be 90mm deep and internally illuminated using neutral white (4000K) LED lighting, providing a subtle, even illumination appropriate for the mixed-use commercial setting.

An example of the proposed lettering, including the acrylic face, aluminium returns, Foamex back plate, and LED modules, is shown on the proposed sign specification submitted with this application.

8. Conclusion

The proposed change of use to a restaurant, installation of a compliant extraction system, and replacement of existing signage represent a high-quality and appropriate reuse of a long-vacant commercial property. The development will enhance the appearance of Cheetham Hill Road, support local employment, and contribute to the ongoing regeneration of the area. The proposal fully accords with the character of the locality and relevant planning policies.