

Our ref: hk/O/GDK/Sthpt/APC/06.05.21

20 May, 2021

Sefton Council  
(via Planning Portal)

Dear Sir/Madam,

**Proposed siting of extract equipment to rear of 8 Eastbank Street Southport PR8 1DW**

**Planning and Heritage Statement**

We act as planning consultants to Aquila UK Limited who wish to operate a restaurant from the former McDonalds premises at 8 Eastbank Street.

The subject property is located in the Lord Street Conservation Area which was designated in 1973. However the subject proposal will not be visible in the street scene and as such there is no harm to the character and appearance of the Conservation Area. The proposed use will facilitate the re use of the subject property and create approximately 30 jobs in the town centre.

The proposed extraction system will be internally located at ground and first floor level such that it does not constitute development as defined in the Planning Act and existing louvered grilles will be used for air in and air out purposes. However part of the duct will exit externally into the alleyway to the rear and enter back into the first floor such that this may require planning permission. The duct will only partially be located in the rear service yard such that there is no impact on amenity or appearance of the area. A number of existing air condenser units will also be replaced for modern quieter units. There will also be a new louvered grille. Full details are supplied on the submitted plans. The subject proposal

If you have any queries relating to this proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

**HARIS KASUJI BA MA MRTPI**