

Please describe the proposed development:

Change of use from laundrette (sui generis) to café (use class A3) and installation of extraction flue.

Please provide details of any noise impacts and how these will be mitigated:

Design and Access Statement/ Planning Statement and Highways Assessment.

List of plans:

P1 - Site Photographs A3

P2 - Location Plan A3

P3 - Proposed and Existing Site Plan A2

P4 - Parking and Servicing A3

P5 - Existing and Proposed Ground Floor A2

P6 - Existing and Proposed Elevation 1 A2

P7 - Proposed Front Elevation and Section A2

P8 - Existing and Proposed Rear Elevation A2

Please provide details of any odour impacts and how these will be mitigated

Refer to specification

Please provide details on how waste will be stored and handled:

Private bin collections will occur on a weekly basis at 7:00 to reduce the impact of traffic along Beswick Street. Refer to P4 – Parking and Servicing for location of collection.

Please provide details of any transport and highways impacts and how these will be mitigated:

The proposed change of use will be for an A3 retail use. Although this would lead to an intensification of the use of the site in comparison with the existing use class. There are currently 5 standard parking spaces along the parade of shops along Beswick Street. There are parking restrictions in place that restricts vehicles for parking all day.

There is significant additional car parking capacity available within the side streets of Branson Street.

Full account needs to be taken into account of the pattern of use of a café/ restaurant use, where the potential for peak use which would generate additional car parking requirements. These would normally peak in the evenings of Thursday / Friday and Saturday and daytime on a Sunday. There is plenty of parking capacity within the area without affecting the main carriageway and continuous flow of traffic in this area.

The site is accessible mainly by local people within the area of Manchester and we envisage that diners would visit the premises via public transport or walk. The premises is in close proximity to a tram stop with regular trips into the City Centre of Manchester.

It is considered that this would provide a meaningful long term use going forward and bring back into use the property, to the benefit of the area bringing with it economic activity and associated employment.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

The property is located within a busy high street of mixed use shops, coupled with a few that are not currently in use. It is not considered that the proposed use would have any adverse impact on this nearby shops. Refurbishment of the property would reintroduce vitality and viability to the immediate area as well as the economic benefits of having an empty retail unit brought back into full use with the associated employment.