

Planning Statement in support of a
Full Planning Application at
55 Rossall Road, Thornton-Cleveleys, FY5 1HG



December 2023

Table of Contents

Section 1.	Introduction
Section 2.	Climate Change Statement
Section 3.	Sustainability
Section 4.	Conclusion

APPENDICES

A Drawings Submitted with Planning Application

Section 1. Introduction

1.1 This Planning Statement is being made in accordance Wyre Council's Local Validation Checklist (adopted 17th July 2023) and in support of a full planning application for 55 Rossall Road, Thornton-Cleveleys, FY5 1HG.

1.2 This statement should be read in conjunction with the following drawings:

- 23147_LOC - Location Plan
- 23147_100 - Existing & Proposed Plans & Elevations

1.3 Site address: 55 Rossall Road, Thornton-Cleveleys, FY5 1HG.

1.4 The application is for the installation of a new shop front and alterations to fenestration, alteration to include the installation of an external roller shutter. Provision of a ramped and stepped approach to the front entrance.

Section 2. Climate Change Statement

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 2 – an area with a medium probability of flooding. The application will not change the use or extend the existing property.

2.3 The replacement shop front will improve the energy efficiency of the existing fenestration and improve the access arrangements. The application includes the provision of a DDA-compliant access ramp and relocating the entrance door to avoid an internal structural pillar.

2.4 The replacement access door will have a modern weather seal threshold which will reduce the potential of water ingress by overland flow whilst also providing a safe and accessible entrance for disabled customers. The access door will also be automated making the entrance more user friendly and secure.

2.5 The proposed site plan incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. Recycling is currently promoted within the day-to-day operation of the shop and employees are encouraged to recycle the commercial waste generated.

Section 3. Sustainability Statement

3.1 The continued use of an existing property in a sustainable location whilst improving access and security arrangements is sustainable in its nature and therefore accords with the following local planning policies:

- SP2 - Sustainable Development;
- SP8 - Health and Well-Being;
- CDMP1 - Environmental Protection;
- CDMP3 - Design;
- CDMP6 - Accessibility and Transport.

3.2 The property has adequate parking for 2 No. vehicles to be parked off the highway. It is considered that the on-site parking provisions are adequate for the existing use and the proposed alterations will not impact the existing parking situation, therefore the development will not harm the existing highway network.

Section 4. Conclusion

4.1 The purpose of this statement is to confirm that the proposed external alterations to 55 Rossall Road, Thornton-Cleveleys, FY5 1HG are appropriate and follow the Local Planning Authorities' Guidance when designing shop fronts and making existing buildings accessible for all users. The proposal would not impact the local character and amenities, and it is not expected that there will be any impact on neighbouring premises.

4.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the existing building and local area and

55 ROSSALL ROAD, THORNTON-CLEVELEYS, FY5 1HG

provides adequate facilities to mitigate any potential impact on neighbouring business.,
therefore, we consider our proposal should be considered favourably.

Appendix A – Drawings Submitted with Planning Application.



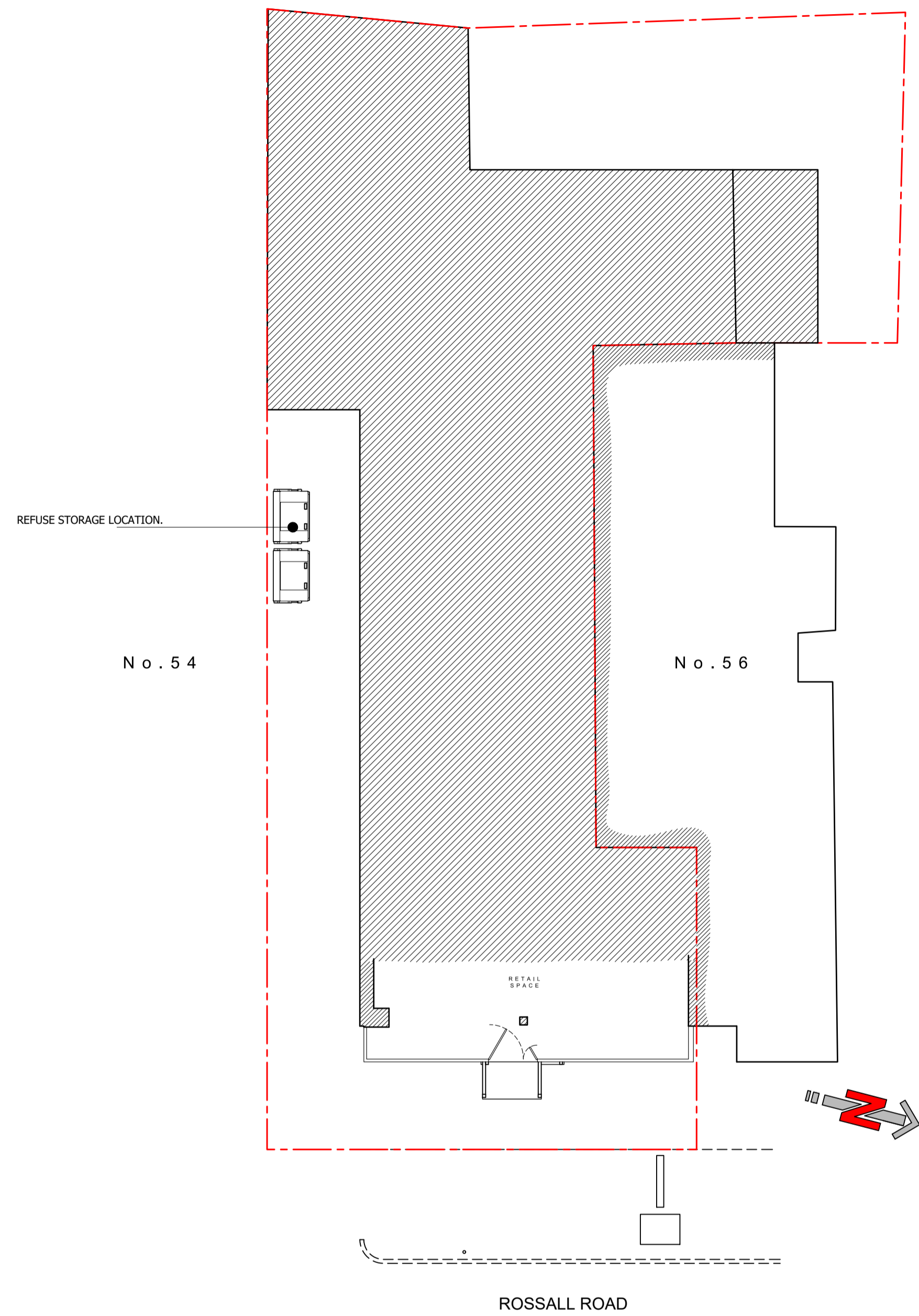
SITE AREA:
315m²
0.0315ha



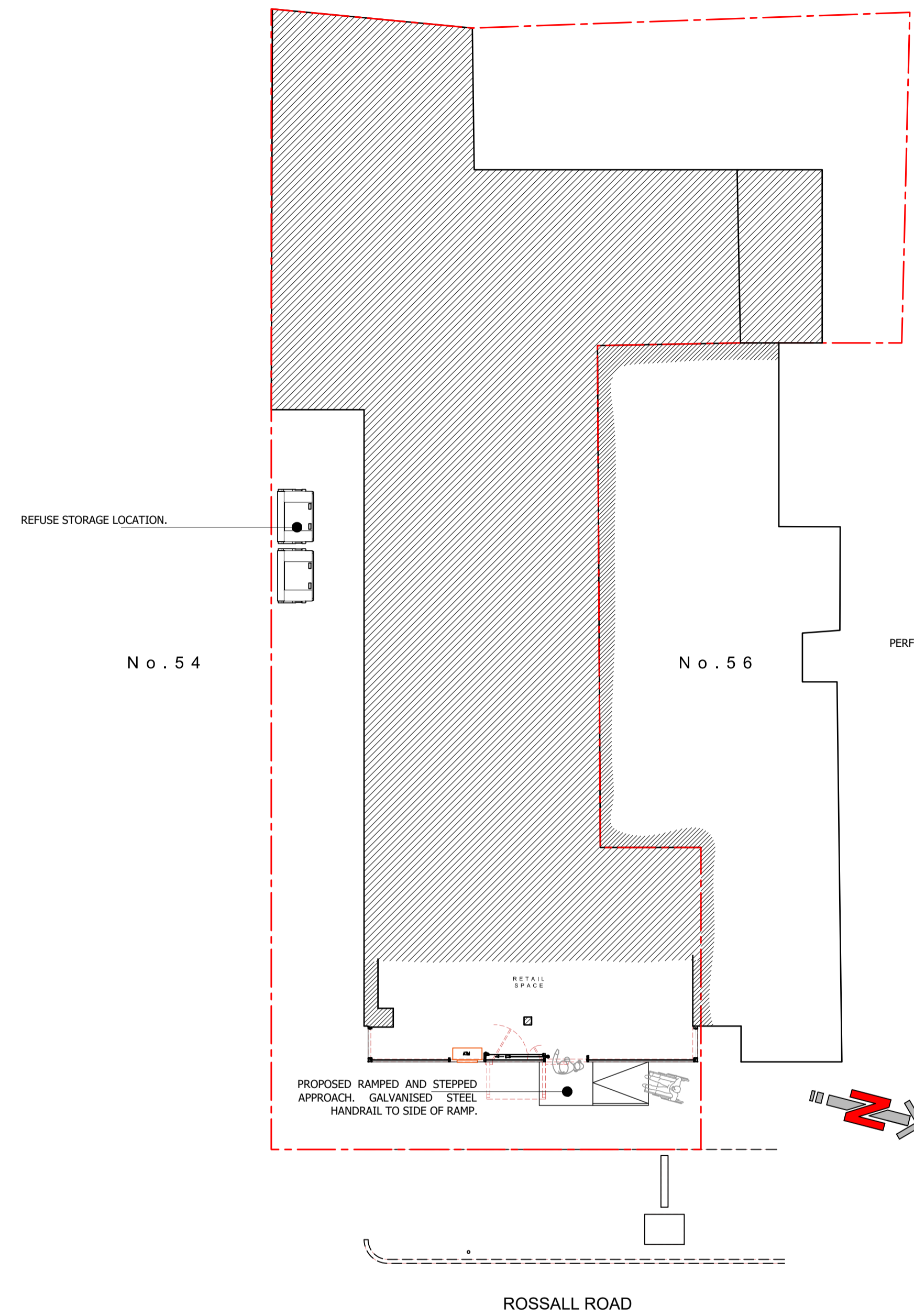
PROJECT
 CLEVELEYS CONVENIENCE STORE,
 55 ROSSALL ROAD,
 THORNTON-CLEVELEYS, FY5 1HG
 DRAWING

LOCATION PLAN

DRAWING NO. 23147_LOC	REV. -	DRAWN J. A-H
DATE 28/11/2023	SCALE 1:1250 @A4	
W abbotthull.co.uk		T 01253 846420
E info@abbotthull.co.uk		M 07725 005247



EXISTING SITE PLAN
1:100

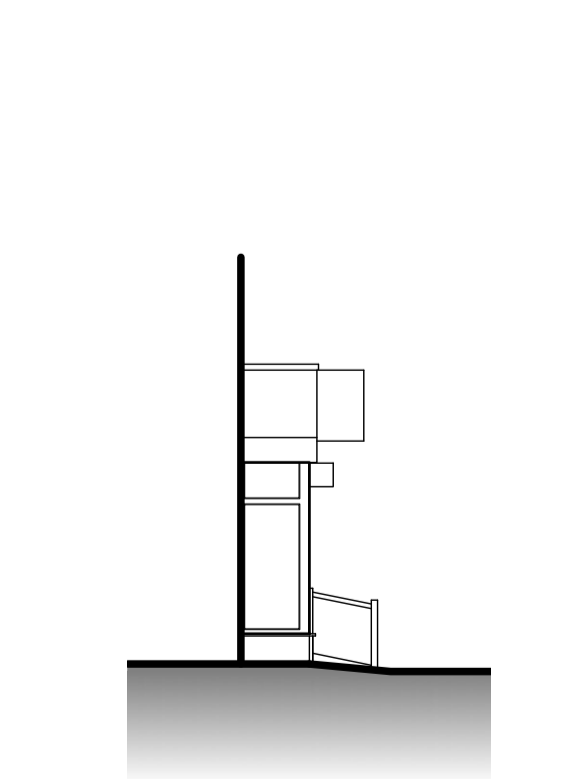


PROPOSED SITE PLAN
1:100



PROPOSED FRONT (EAST) ELEVATION (ROLLER SHUTTER CLOSED)
1:100

FLOOD RISK ASSESSMENT- No. 55 Rossall Road, Thornton-Cleveleys, FY5 1HG.
The site is located within Flood Zone 2 - an area with a medium probability of flooding.
The planning application is to replace an existing shop front and install a ramped and stepped approach. The existing use will remain unaltered, the proposal does not include the gain or loss of any existing floor area.
In summary the change to the fenestration and provision of a new ramped and stepped approach will not alter the existing flood risk.

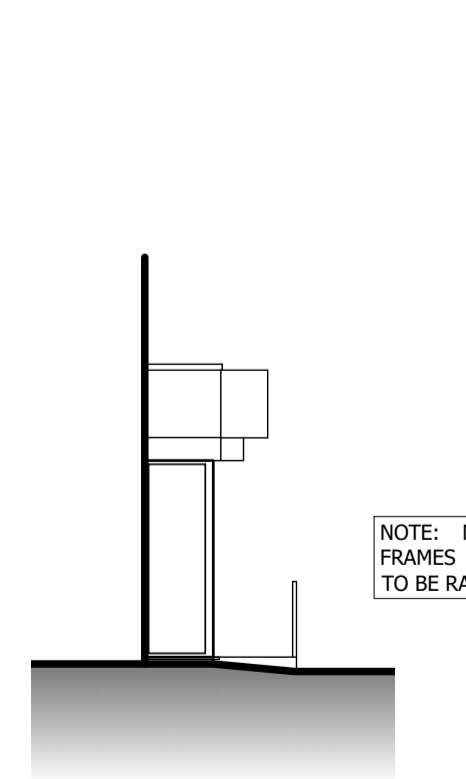


EXISTING SIDE (SOUTH) ELEVATION
1:100



EXISTING FRONT (EAST) ELEVATION
1:100

EXISTING
PROPOSED

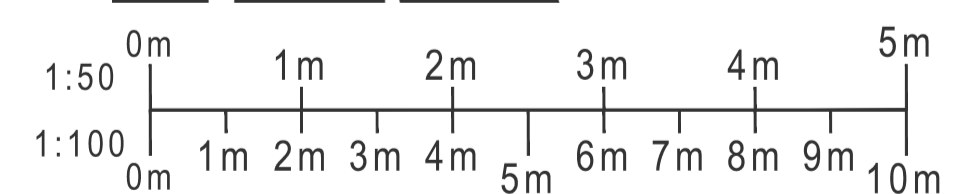


PROPOSED SIDE (SOUTH) ELEVATION
1:100



PROPOSED FRONT (EAST) ELEVATION
1:100

A Abbott-Hull Associates



PROJECT
CLEVELEYS CONVENIENCE STORE,
55 ROSSALL ROAD,
THORNTON-CLEVELEYS, FY5 1HG

DRAWING
EXISTING & PROPOSED PLANS & ELEVATIONS

DRAWING NO. 23147_100	REV. -	DRAWN J. A-H
DATE 28/11/2023	SCALE 1:50/1250 @ A1	
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	