

Stockport Planning Services

Stopford House

Piccadilly

Stockport

SK1 3XE

Miss J Riley

Riley Doggy Care

141 Compstall Road

Marple Bridge

SK65HE

Date 6th February 2024

Dear Mr Burgess

Reference: DC/090948

Proposal: Change of use from a dwellinghouse to a mixed use as a dwellinghouse and a use as a business involving dog grooming within a replacement garage building (Retrospective) - **TO BE CONFIRMED.**

Location: 141 Compstall Road, Marple Bridge, Stockport, SK6 5HE

Thank you for your email dated 31 January 2024 regarding the above development. For clarity and completeness, I have put my answers in the order of your questions.

Provide Metric scaled site layout showing portion of site being retained for customer parking:

Please find attached PDF file that answers your request for a metric scale plan detailing the portion retained for customer parking.

Provide Metric scaled floor plans and elevations of the garage building being used as the dog grooming business:

Please find attached PDF file that answers your request for metric scale plan of the elevations of the garage building within which the dog grooming business is contained.

Provide Method Statement/Management Plan, detailing how the operation of the dog grooming business seeks to mitigate potential impacts of traffic generation, on-street parking and on the amenity of adjacent residential properties.

Background.

Most of my customers are local from around the Compstall Road and Marple Bridge area. The majority of customers walk their dogs to my workshop. I did a bit of work to find out how many customers use their car to bring their dogs to my workshop. As a rough estimate between ten and twelve customers a week bring their dogs in a car.

Given this information I have revisited this area as I acknowledge that there might be some customers who have briefly parked on the double yellow road markings while dropping off/collecting their dog. To mitigate this and to prevent any possible nuisance to my neighbours I have now put the following measures in place:

Measures I have put in place to mitigate any additional vehicles to my premises:

I have put-up signage to identify the designated customer car parking area. This on-site customer parking area is always kept clear of any other family or friends' vehicles during opening hours.

My Facebook page has been updated to remind customers to always use the on-site car parking as it is safest for them and their dog, but not to park on Compstall road.

I have now installed CCTV that covers the drive/parking area. When a customer is due to arrive, I view my screen to ensure they use the on-site parking. They are challenged if they park on the road/double yellow lines and are asked to move their vehicle. I do prior to dog drop off/collection.

I now advise customers that I am able to provide a pick-up and drop-off service. This facility has already been in use by my disabled/carers customers.

I do my utmost to avoid booking in dogs during the peak periods of traffic congestion.

I am fortunate that immediately outside my workshop there are double yellow lines. This inevitably prevents and deters customers parking on the road where their vehicle could be a nuisance to my neighbours and other road users.

Amenity of adjacent residential properties.

The overwhelming majority of my customers are from the immediate area, walking their dogs to my workshop. This prevents my customers having to travel by car to the nearest other dog grooming salons that are located in Compstall village and Marple. As most of my customers walk their dogs to my workshop this actually reduces vehicle congestion the local area.

My wooden workshop has replaced a dilapidated prefabricated concrete garage.

Other information I wish you to consider:

I have run my small business grooming local dogs for over six years without any complaints from my neighbours. Many of my near neighbours are also my customers.

When I set up my business, I enquired about the permissions required. I genuinely did not know I had to have full planning permission for the part change of use.

I did actually had contact with Stockport Council after receiving a letter. This was in regard to providing a dog day care service as my business name suggested at the time. I reassured the council that I was only grooming dogs. They were satisfied with this as long as I removed the "doggy day care" from the business name. I did this as I was not providing any type of dog day care. I now accept this advice was wrong and therefore apologise for my oversight.

The business is my sole income, I am proud to have built a small local enterprise contributing in a small way to the economy. Working from a workshop adjacent to my home has benefited my personal commute significantly as I used to work in Manchester City Centre. All my customers

are neighbours or from the local area. I am quite upset that my business has been subject to a complaint as I not been aware of my neighbours being impacted by the presence of my business.

I have taken a bit of time to monitor the parking in and around my business following your letter. Most, if not all the nuisance parking is because the double yellow lines create a space for delivery vehicle to pull in to service houses on Compstall Road and The Close. There is no turning area in The Close hence delivery vehicles park on the double yellow lines for delivery to these homes.

Unfortunately, I have no control over these vehicles, however, may I reassure you that my business will not contribute to any additional nuisance parking in the future.

Yours Sincerely

Jessica Riley