DESIGN AND ACCESS STATEMENT

32 Long Street, Middleton, M24 6UQ

Proposals

The application proposes the part change of use from (use class E to Sui Generis) Hot food take away, at ground floor of 32 Long Street, Middleton, M24 6UQ, The premises surrounded by well-established businesses.

Site and surroundings

The site is located on the Long Street, Car Park at the rear (East), Cemetery street to the North, and No.30 Long street (Part of the same building) to the South.
The surrounding area is characterized by mixture of traditional terrace town properties and some commercial units.
The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including town center, post offices, post boxes, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore in need of kind of proposed business and evident the site is in a highly sustainable location.

Planning History

1- 84/D16422 | Change Of Use To Betting Office (Thu 08 Mar 1984)
2- 84/A3220 | Non-Illuminated Fascia Sign (Fri 01 Jun 1984)
3- 88/D21874 | Installation Of Satellite Receive Dish Aerial (Mon 16 May 1988)
4- 20/00701/FUL Change of use from D1 (Clinic) to A1 and split in to two individual units with one new entrance, within existing shopfront (1 September 2020)

Planning Policy

- S/6 District Centre, Local Centres and Linear Commercial Areas,
- EM/3 Noise and New Development,
- A17 New Development Access for Service Vehicles,
- A18 New Development — Capacity of the Highway Network,
- A19 New Development — Access for General Traffic
- A/b New Development — Provision of Parking,
- NPPF National Planning Policy Framework.

IPS Planning & Architectural Services

6b Cook Street Bury Lancs. BL9 0RP, Phone : 0161 8717405, Mobile: 07772313244, E-mail : ipsuk@live.co.uk

Evaluation

Principle of the development
The application site is vacant and situated in a well-established area, this area is in need of this sort of business due to location is within comitial and close to residential and close proximity to a high number of services and facilities.

Impact on the character and appearance of the area
The proposed change of use would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing building with no change to its original structure.
The proposed change of use would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.
Of significant benefit is the provision of much needed demand for local community. This will improve the appearance of both the site and the street scene.

Impact on amenity
The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.
The amount of amenity space is favorable and will contain communal car park, and communal Yard and communal bin space at rear car park for businesses within the building.

Impact on the highway
The character of the area predominantly consists of parking to the side street and rear Private car park.
The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access
Access from Long street to provide easy access, and carpark form side street.

Waste Collection
According to council policies.

Flood Risk

The flood risk appears to be low.

Conclusion
The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts.

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