Planning Statement

17 Argyle Parade, Heywood, OL10 3RY
Change of use to A5 (Sui Generis)

This statement addresses concerns raised under application application ref. 19/00744/FUL.

- In order to comply with the spirit of the Core Strategy policy C6; 400m exclusion zone around secondary school, we note that Brownhill Learning Community Darnhill Site is now no longer in operation.

- the opening hours have been amended to reflect a viable operation;

  Mon - Fri 11.30 - 21.00
  Sat & Sun 11.30 - 21.00

- We have re-engineered the A5 unit ventilation such that it avoids a flue externally and discharges via a grille at the side elevation. Odour control would be via fine filtration or electrostatic precipitation (ESP) followed by carbon filtration (carbon filters rated with 0.1 sec residence time).

- There will be an enclosed refuse store provided in the rear yard, accessible off the highway.

- Despite expenditure of £30,000 to convert into a launderette it has proven to be unviable; income does not even cover utility overheads.

Note that there are other A5 units within the precinct (1 Argyle Parade) which have been allowed to utilise high level external ventilation flues.



Note that the ***existing installed flue is proposed to be removed.***
Ventilation to the side elevation at high level is proposed with ESP and Carbon filtration to as a means of odour control.

ESMAIL ARCHITECTS