

Supporting Information: Design and Access Statement

Full Planning Application for the change of use of Class E(e) Chiropractor to Sui Generis Use - Bar

Location: 5 Square Street, Ramsbottom, Bury BL0 9BE

Proposal: Full Planning Application, Change of Use

Submitted: April 2023



1. Site Description

The proposal site is situated within Ramsbottom Conservation area in the town centre of Ramsbottom, to the North of Bury District part of Greater Manchester.

The site lies within a predominantly commercial location, within a terrace row of shops, with some residential use, through first floor flats.

The site lies with good access from the town centre and in close proximity to services, car parks, bus routes and train links, and is located within a thriving town with equally thriving bars and cafés.

Square street has been closed off to vehicular traffic and has been identified as a street that will be used for outdoor use for drinking and eating from other bars and restaurants.

There have been several recent change of use of commercial premises in the past 2 years, with the closest being the change of use of the old bank to a bar and café with after hours use and 38 Bridge Street being approved for change of use from shop to 'The Ram' bar.



Site location within Ramsbottom

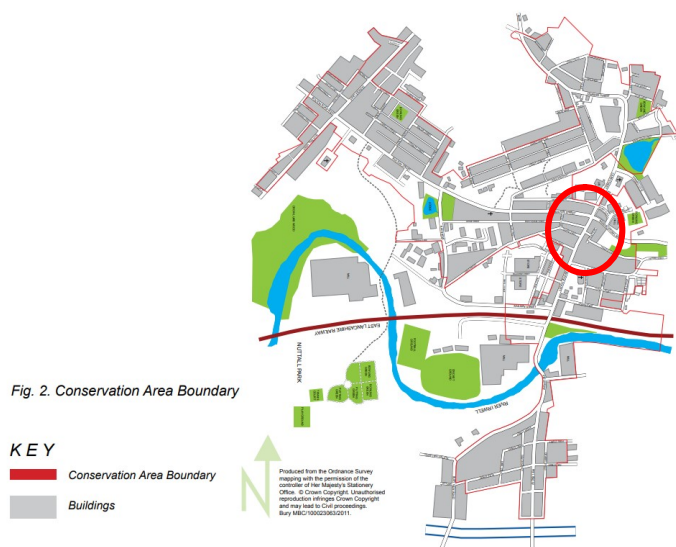


Fig. 2. Conservation Area Boundary

General location of site within Ramsbottom Conservation Area

2. Proposal

This proposal seeks approval for the change of use of a vacant building which was previously used as a Chiropractors (Class E(e)) to a Bar (sui generis) to sell drinks for consumption on site. In the immediate area there are a range of premises from shops, cafes, restaurants and takeaways.

3. Materials

No change to the existing building has taken place. All changes are decorative and internal. There has been a new sign installed to the front elevation.

4. Scale

This application is small in scale

5. Highways/Parking

There are ample car parks and access to bus routes and train links, however the proposed use would not promote the use or need for parking of vehicles by the very nature of the beverages sold being alcoholic. The site will benefit from foot traffic based on the location within Ramsbottom town centre.

6. Neighbour amenity

It is not anticipated that there would be any inconvenience to local residential amenities than that already experienced through existing enterprises in the area.

7. Sunlight/Daylighting Assessment/Separation Distances

N/A

8. Hours of opening

Monday – Saturday 10am – 11pm
Sunday 11am – 10pm

9. Employment

Full Time – 2 persons
Part-time – 3 persons

10. Relevant Planning Policy

Area RM3 – Bridge St/Square Street
EN2/1 – Character of Conservation Areas
EN2/2 – Conservation Area Control
S1/2 – Shopping in Other Town Centre
S2/2 – Prime Shopping Areas and Frontages
S2/6 Food and Drink
EN1/2 – Townscape and Built Design
EN7/2 – Noise Pollution
TC2/2 – Mixed Use Development
NPPF

11. Conclusion

The proposal seeks to revitalise a derelict property whilst encouraging retention and restoration of architectural features and promoting improvement and enhancement.
It complies with the development plan and would improve the economic and social conditions of the area. The proposal will contribute to the Ramsbottom economy and the well-established highly reputable food and drink scene of the surrounding area.

12. Photographs



View of front elevation from opposite side of Square Street



View of Square Street from Bridge Street



View of Square Street from Smithy Street



View of seating areas and shops/restaurants on Square Street