

Prestwich Fish Ltd

The proposal is to use the existing building, no changes to the existing layout are proposed.

As no new building area is applied for, there will be no impact upon the outlying area in terms of new structure.

No new landscaping scheme is proposed as the application is for the Change of Use to an existing building. The existing boundary treatment will remain unaltered

The overall appearance of 1 Park Hill Place has benefited from recent roof repairs and the look of the building on the site has improved greatly with that development, so it is visually acceptable at present and will remain unchanged architecturally and materialistically.

No new access points are proposed in this Change of Use application. The access arrangements to the site will remain unchanged and as the development does not represent an increase in the amount of development there are no highway safety or access implications to the development on the local road network.

It is concluded that the proposed Change of Use would result in negligible traffic impact on the surrounding highway network during the key AM and PM peak hours.

Although the building is located off Bury Old Road, a main artery into Manchester city centre, most if not all deliveries, are made before 7.00am, and have no impact on road traffic.

To minimise the use of natural resources and reduce carbon dioxide emissions, techniques such as the use of increased insulation and natural ventilation will be utilised.

The statement has demonstrated that the proposal provides accommodation for small business which are the backbone of the local economy and is fully in accordance with the National Planning Framework as a sustainable development.