

GM Police – designforsecurity

**Change of use from shop to restaurant and the installation of extract flue at the rear
65 Windsor Road, Prestwich**

Thank you for the opportunity to comment on the above application.

I have reviewed the plans and supporting documents and carried out a desktop review of the site and its surroundings using Google maps and the Council's Planning Portal (from which I noted temporary approval for the same use at the application address but with reduced opening hours to those sought).

I am unsure of the planning status of the flat above the shop, the entrance to which is at first floor level on the rear elevation. It is entirely self-contained, so I assume it is a separate planning unit. However, the submitted plans include a first-floor layout but the description of development does not refer to the flat. If the flat does form part of this application, it should be made clear. If it does, I will be happy to provide additional comments relating to the suitability of the retention/change of the use of the upper floor(s) and the security issues relating to it, including the access arrangements for residents and visitors.

I appreciate that the applicant currently resides in the neighbouring house at 65A Windsor Road; I understand that this might not always be the case.

I consider the proposed use to be inappropriate in this setting. Activities associated with the proposed use, principally customers coming and going late into the evening, eating, drinking or smoking at external seating and seeking out scarce, on-street, parking spaces, which might be some distance from the premises, have significant potential to generate noise and disturbance and add to congestion on the surrounding streets. The effects of these are likely to erode the amenity of the residents above the premises as well as those on Windsor Road and Windsor Crescent, at times when they could reasonably expect a lower level of street activity and associated noise. At times, this could lead to tensions between residents, customers and the proprietors of the business, which, from time to time, may require the intervention of the Police. Whilst it is right that residents can call on the assistance of the Police to intervene in such circumstances, I consider it sensible to avoid such situations arising in the first place, so I do not support the application.

Kind regards

Adrian Murphy BSc(Hons) Dip TP Dip Mgmt MRTPI
Consultant

for Greater Manchester Police | Crime Prevention Team
designforsecurity - Local Policing and Criminal Justice Branch
4th Floor, Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
T: 07780 491 982 E: info@designforsecurity.org www.designforsecurity.org

Postal Address: Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street,
Openshaw, Manchester M11 2NS