



S A L E M
A R C H I T E C T S

PLANNING STATEMENT
281 MIDDLETON ROAD,

Project: Change of use of existing public house (Sui Generis) to Podiatry Clinic(Class E(e)) on ground floor and 4 bed HMO (house in multiple occupation) at first floor (Class C4) including two storey extension at side/rear, alterations to roof layout of existing rear out-building; formation of new first floor access and door at rear with external staircase and render to external elevations

Address: 281 Middleton Road,
Prestwich,
M8 4LY

Job No. 1571

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281 MIDDLETON ROAD

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PLANNING STATEMENT

1. 281 Middleton Road is located on the edge of a row of terraced commercial properties.

The property is well positioned within a main road with convenient access to public transport connections. There are a number of bus stops short distance away from the property. The metrolink is approx. less than 400m away providing services to Bury and Manchester.

There are also a number of amenities in very close proximity with the site within a mix of residential and commercial frontages.

2. Unfortunately, over the past few years there has been major changes in shopping trends where it is considerably cheaper to purchase alcohol; from the supermarket. In addition to this, with modern technology and social media being much more accessible, the role of meeting up with friends for a drink in the 'local boozer' to catch up is dwindling with more and more people staying at home with a drink and catching up with friends on-line.

The existing public house (Cheers Pub) had been struggling since COVID-19 lockdowns and with a decrease in numbers, it was hard for them to keep the property open.

In November 2020, The owners advertised the property for anyone looking to lease the pub. This continued until sometime in April 2021. Unable to find anyone to lease the pub, they had to put the pub for sale the following year.



The assessment concluded that there was an insufficient turnover at the property to provide an adequate and sustainable income for a tenant.

For this reason, a decision was made to permanently close the pub and to sell as it was clear that due to the pub not making sufficient profits for it to be sustainable and having tried incentives to try to keep it operational as a pub has not made much difference.

3. THE PRINCIPLE OF PROPOSED PODIATRY CLINIC

The application proposes the conversion of existing vacant public house into a podiatry clinic.

It is argued that a podiatry clinic which would have opening times of 8:00am-5:00pm with an appointment based system would not have an increased demand in parking as opposed to the existing public house.

It has been shown in the transport statement and subsequent reports that the owner lives locally, has an existing podiatry clinic on Middleton Road which found that the majority of patients were from the local catchment area who would walk to the property at the associated appointment time.

It was also found in the estate agent's marketing report that the other parties who wanted to purchase the pub wanted to develop a scheme themselves. None of them wanted to retain the existing pub within its existing use.

4. THE PRINCIPLE OF HMO

There is already an existing first floor flat above the premise, the proposal seeks to create four bedroom HMO which will have a strict tenancy agreement that they are not able to have a car. It is also worth noting that typically HMO's tend to attract tenants who do not own a car. Especially as it is close to many public forms of transport.

The proposal will provide much needed housing and help protect the security of the building and local area. The price point and high standards will ensure decent and respectful tenants.

- Bringing the property back into use including refurbishments and sensitive repairs
- increase in occupation of the unoccupied building