

Proposal:

Change of use from a shop to restaurant / coffee shop (Class E (b)) including retention of front canopy with the installation of a new internally mounted extractor system on the side of the building.

Location 65 Windsor Road, Prestwich, M25 0DB

2. Existing Building Summary

- Existing use: Retail (Class E(a))
- Construction: The change of use of a ground floor from retail shop to Restaurant / Coffee shop.
- Condition: The building is an existing commercial shell; no fabric works are mandated by the change of use, but energy improvements will be implemented where practical.
- Existing services: *[List—e.g., fluorescent lighting, outdated heating]*

3. Proposed Use and Operational Requirements

The proposed restaurant will include:

- Dining area
- Kitchen and food preparation space
- Customer WCs

Digital Connectivity

1. Broadband & Wi-Fi Infrastructure

- Existing broadband availability (FTTC, FTTP, leased line, etc.)
- Planned upgrades during fit-out
- Ability to support:
 - POS (till systems)
 - Online ordering systems (Deliveroo, JustEat, etc.)
 - Free customer Wi-Fi
 - Business operations (inventory, staff management)

The owner has already provided with digital connectivity as good practice during re fit-out.

2. Mobile Network Connectivity

3. Digital Payment Systems

- Contactless terminals requiring stable broadband
- Online booking or table-reservation systems

4. Smart / Digital Building Features

(Optional but a bonus)

- Smart meters
- Smart heating/lighting
- Cloud-based CCTV

Digital Connectivity

The proposed restaurant/coffee shop use will rely on strong digital infrastructure to support business operations, including EPOS systems, online ordering, and customer Wi-Fi.

The premises benefits from existing high-speed broadband. A fibre-optic upgrade will be installed as part of the internal fit-out, ensuring reliable connectivity for staff and customers.

Mobile 4G/5G coverage in the area is strong, supporting digital communications and delivery platforms.

The enhanced digital connectivity contributes positively to the economic viability of the unit and aligns with the local authority's policies for sustainable, digitally enabled commercial development.