



## Planning Note

Ref: DA20070 – 136 Stand Lane

Site address: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

Date: 20<sup>th</sup> February 2023

Proposal: Erection of ground floor retail and three apartments on first floor with associated parking and landscaping.

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### 1. Introduction

- 1.1 This statement has been prepared in support of a Planning Application to erect a new build consisting of ground floor retail and three apartments on first floor with associated parking and landscaping.

### 2. Location

- 2.1 The site is a former public house which has been closed since 2013.
- 2.2 There are commercial properties to the north west and north east and there are residential properties to all other boundaries. There is vehicular access from the north of Stand Lane. The site is located within close proximity to the town centre and has good access to public transport.

### 3. Planning history

- 3.1 There has been a previous planning permission on this site for a part single and part two storey extension at side to form a retail ground floor and two apartments to first floor with new access at side which was approved (Ref: 66109/FUL)
- 3.2 Formally the intention was to deliver the proposal as per this planning Permission. Post planning the applicants spent £10,000 to clear the building of all debris and remove all overgrown vegetation from the building and the site. After the site was cleared and made 'safe' enough for structural engineer's inspection. Upon inspection by the engineers, the building was condemned as not possible to be retained due to the damage to the structure of the building from the long standing neglect. This included significant ingress of water over a long period of time which rotted all timbers etc plus extensive fire damage. Another very significant issue was the significant growth of vegetation over many years (all visible on google street view) within the main structural walls that completely ruined the structural integrity of the main walls. In effect the building as it was collapsing and dangerous. The engineers recommended that it be demolished immediately.
- 3.3 As a result of structural engineers assessment the applicants have taken the advice and the existing building has been demolished. The work was carried out by UKGW and all relevant notices and regulations were followed.



#### **4. The proposal**

- 4.1 This proposal seeks to essentially reinstate what was previously approved. Namely a ground floor retail shop and apartments above. The overall size of the proposal is essentially the same as the previously approved scheme.
- 4.2 The new build is on practically the same footprint as the previously approved scheme, the proposed scheme also includes the same number of parking and other landscape features.
- 4.3 The new build presents an opportunity to rationalise the first floor and create better spaces and allow the creation of three units instead of two. Additionally the new build allows for a more suitable access to the first floor apartments directly from Stand Lane – formally the access to the first floor was from down the side of the retail shop but this is not as good as the current entrance which is from the road and doesn't require to pass through the retail car park area.
- 4.4 The proposed development would be constructed from brick with a slate roof and a natural stone capping to match the former building.
- 4.5 The new build also gives the opportunity to create level access to the retail shop.

#### **5. Conclusion**

- 5.1 The proposed mixed use development would bring the site back into productive use within locality. This proposal is beneficial and contains no downsides. The proposal is essentially as was previously approved but with some small amendments that are certainly an improvement. We hope the council will support this proposal.