

PLANNING STATEMENT

4-6 Clifton Road, Prestwich, Manchester, M25 3HQ

This planning statement is in support of a full planning application submitted for a new bar at 4-6 Clifton Road, Prestwich, Manchester, M25 3HQ.

The site presently accommodates a bar at No. 6 ground floor and first floor, a takeaway at No. 4 ground floor and a residential flat at No. 4 first floor.

The proposal is to create a new bar throughout No. 6 & No. 4 ground floor and No. 6 first floor. No. 4 first floor will remain as a residential flat.

The site is very well located for easy transport. Prestwich Metrolink Station is a 5 minute walk away, there are multiple taxi ranks within 2 minutes walk and it's less than 1 mile to Junction 17 of the M60.

The area comprises a high density of, restaurants, bars, café and retail business. The site benefits from a free car park directly opposite and adjacent street parking for up to 2 hours.

There is currently a bin store area for the properties adjacent to the chip shop next door. The bins are regularly emptied by the council.

A noise survey is being initiated and any action required following the survey will be undertaken. Careful consideration will be made to reduce noise levels for the residential flat at No. 4 first floor.

The existing kitchen at No.6 currently has an extractor to the rear of the building. This will remain in place. There will be no additional extractors.