

Case Study

159-161 Monton Road

Client: S&D Leisure

Project: Restaurant and Bar

Scale: Internal Floorspace 358 Sqm

Services: Planning



"White Peak's approach helped the Inspector to understand how we could complement the range of nearby uses and contribute to a successful modern high street. I'm very pleased with the result and excited to open for business"

Stanley Reeves
S&D Leisure Ltd.

White Peak Planning was approached by S&D Leisure to prepare a planning application for the change of use and extension of 159-161 Monton Road in Monton, Salford.

The application site comprised two adjoining units - 159 Monton Road and 161 Monton Road. The units were separated at ground floor by an undercroft passageway, which provided access into a rear court yard.

159 Monton road was being used as a motorcycle shop (A1), with a residential dwelling (C3) to the rear and first floor. 161 Monton Road was occupied by a florist shop (A1) at ground floor, whilst a two bedroom flat occupied the first floor.

S&D Leisure wanted to combine and convert the units to a mix of retail, bar and restaurant (A1/A3/A4) with the aim of creating a continental style cafe bar/restaurant with internal florist and ice cream counter

We worked closely with the architect and noise consultant to ensure a suitable scheme was designed that complied with policy and would not result in unacceptable impacts on nearby residents. We also undertook a study of Monton Neighbourhood Centre in order to demonstrate that the loss of A1 use would not harm the vitality and viability of the local area.

The application was taken to Salford City Council in January 2018 with a recommendation for approval. It was subsequently granted planning permission in March 2018.



For more information about this project please contact Rob White at:

Email: Robw@whitepeakplanning.co.uk

White Peak Planning, Didsbury Business Centre
137 Barlow Moor Road, Manchester, M20 2PW

Tel: 0845 034 7323