

ITEM 3 – ADDENDUM REPORT

Application Reference	DC/089342
Location:	The Pyramid Kings Valley Yew Street Heaton Mersey Stockport SK4 2JU
PROPOSAL:	Change of use of existing office building to Buffet Restaurant, Banquet Halls and storage with ancillary offices
Type Of Application:	Full Application
Registration Date:	07.09.2023
Expiry Date:	20231207
Case Officer:	Jeni Regan
Applicant:	RN Manchester Limited
Agent:	NK Architects

Since the writing of the officer's report, one further email has been received from a previous objector with additional comments. These are in relation to the following:

- The noise generated from this new venture will cause further loss of amenity to residents.
- The noise levels will be too much and too late into the night.
- The existing building is probably the worst kind of construction for stopping noise spillage. It's made of glass and offers little to no decibel reduction.
- The architect states in his design and access statement that mechanical and electrical consultants have been employed but there are no overall m and e drawings.
- It is not a good example of finding new uses for old buildings.
- The parking numbers don't add up
- There will be hundreds of visits a week delivering and removing waste
- National highways had recommended this project not be granted permission.
- It is not ideal for getting to the site by public transport.
- The Asian wedding guests always travel in long convoys to wedding halls from both bride and bridegroom side separately which will cause huge traffic jams on motorways and surrounding areas.
- No information in relation to Biodiversity Net Gain
- Impacts from constant smell of food.
- No hygiene report and use will attract vermin.
- It appears that the applicant has carried out the change of use works already.

In response to these points, the issues of noise, odours, waste, parking and traffic generation are already covered in detail within the main officers report. The application is not subject to the biodiversity net gain requirements as the submission

pre-dates the mandatory provision. Also, there are no changes proposed to the existing building, surrounding car park or existing soft landscaping around the site. Therefore, there are no biodiversity deficits caused by the proposed development.