

18-20 MACKETS LANE, LIVERPOOL L25 0LQ.

PLANNING STATEMENT

STATEMENT EXPLAINING THE PROPOSALS-& HOW THE BUSINESSES WILL OPERATE

1. This application is to incorporate within the existing Mini- market and a Diner/Restaurant, which will have a multi-stall kitchen-5 different stations Grill station, Stir-fry station, Fryer station, Pizza station, Asian food station for all tastes and preferences.
2. Both the Mini-Market and Diner will be operated by the same person-THE APPLICANT.
3. The Mini-market operates like any supermarket
4. In these challenging times where businesses are closing down or are struggling to survive, small businesses need to adapt quickly to new trends, innovative ideas, and customer preferences, or go bankrupt.
Following what supermarkets are doing, this mini market wants to provide similar service with a difference; a multi-station kitchen where different types of food can be ordered and consumed on the premises, by the locals and existing customers.

Station 1-Grill & Broiler station: grilled steaks,chicken, burgers

Station 2: Pasta Alfredo, , stir-fries, sauces, curries, vegetables etc

Station 3:Fryer station: French fries, fried chicken, fish, appetizers, final plating

Station 4:Pizza &Chopped vegetables, marinated proteins, Ceasar salad, Sandwiches,

Station 5:Thai and Asian food.

THIS IS AN INDICATION OF WHAT THE DINER/RESTAURANT WILL OFFER.

THE VARIETY OF THE MEALS ON EACH STATION WILL DIFFER.

This incorporation falls within permitted development, as it is the same category as the Mini market-category Class E (Commercial, Business and Service.

. In order to provide the facilities for such expansion, the rear yard of the property and at the rear of number 18 Mackets Lane a part single and part two storey extension is proposed.

The single storey is appr 56m2 and the two storey part 31m2 apr. and both will have flat roofs.

These extensions are needed to provide storage space for the mini market as well as storage and preparation areas for the proposed Diner.

The existing storage area at the rear of 20 Mackets Lane IS FOR STORAGE FOR THE MINI-MARKET PURPOSES.

18-20 Market Lane,
Liverpool L25

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-2-

The two-storey part is positioned at the far end of the yard and will be more than 8m away from the first rear wall of the property.

This will be 5.85m high, which is lower than the eaves of the rear wall of the main building which is 6m. at the available ordering points inside the mini-market as shown on proposed plan, or at the cash register on the service counter and a ticket with the number of their meal will be issued.

5. As is the case with Supermarkets and Restaurants, home delivery service is a must, For this, both businesses, ie Mini-market and Diner will incorporate home delivery services which will be done by electric bicycles as shown on the Ground floor proposed plan.
6. The percentage of home delivery is expected to be 5-10% of the total takings with the scope to try to increase it as all restaurants and supermarkets do.
7. The Diner Restaurant will operate like all Diners Restaurants do these days:’ Customers will order and pay for their meals either from the ‘order & pay stations inside the mini-market, or at the cash registry counter and will receive a ticket with their order number.
When their food is ready they will collect it from the appropriate kitchen station and consume it on the tables provided.
8. Because the Diner will operate shorter hours than the mini-market Roller Shutters will seal the Kitchen stations section from the rest of the business.
9. Extraction System and Ducting

Conopy hoods will be positioned above all cooking equipment with a ducting running on the flat roofs into the two storey extension and terminating one meter above the eaves.

A 750mm pediment wall will be erected at the rear and side of the flat room in order to obscure the ducting from the houses at the rear of the property.

the visible ducting above the roofs will be painted black to be similar in colour to the flat roofs colour.

10. The seating area will accommodate around 28 -30 covers.
11. The existing condensers on the ground floor were shielded from the flats at first floor level by an acoustic partition as per advise from a Sound Engineer to the satisfaction of the Council’s environmental Department.

18-20 Mackets lane Liverpool
L25

-3-

These condensers will be relocated on the proposed roof directly above the position they are at the ground floor and will be screened from the flats at the first floor by a 750 high acoustic partition, same as the existing one.