

PLANNING STATEMENT FOR CHANGE OF USE AT 41 COMMERCIAL RD, TAIBACH, PORT TALBOT FROM C3 TO B1

In support of the planning application for 41 Commercial Road SA13 1LG which would allow us to prepare the food and have an office for our establishment 'Burger Boyz' at 37 Commercial Road.

We plan to have an office workspace upstairs, for 3 staff members and a storage/kitchen preparation downstairs as detailed below.

We strongly believe that granting the relevant planning permission class for our upstairs office space and preparation kitchen to support the growth of our restaurant 'Burger Boyz' at 37 Commercial Road and the local business we have created, would only positively impact the area.

We have estimated to create 4-6 jobs in our office/preparation kitchen, for our hometown, an area that is already feeling the impact in the employment sector since the closure of the steelworks.

We have always had a vision to make our Port Talbot Restaurant stand out and to be a little different to our other eateries, where we planned to have an extended menu and operating hours to further drive people to Port Talbot and our main restaurant by creating a more vibrant and exciting offering that you cannot get anywhere in Port Talbot, and the only way to do this would be by having a preparation kitchen as close to the establishment as possible.

We plan to do all of our food preparation in these premises - which would allow us to open earlier in the 'Burger Boyz restaurant. Creating a space to have Breakfast and/or lunch and again creating a further 2-3 Part-time positions for the area, in our restaurant.

We believe that we have a bit of a cult following and we regularly welcome customers travelling from as far as England and North Wales to eat at our restaurant due to our presence on social media. We have confidence that by creating a space so close to our main restaurant for all of our social media, marketing and food preparation would greatly impact the influence we have on the people who are willing to travel for food, to our restaurant and mainly our hometown.

We are trying to grow our business to the next stage and create opportunities that are believed to be lacking in this area. We should have checked the implications around planning prior to investing in this project but we didn't realise there could be complications as it's still the same business.

Vehicles

The size of the vehicles we will get stock delivered with to the proposed building will vary from small to large vans, we do not use any vehicle such as lorries over 7.5 tonne— but most factors will remain exactly the same, as we have been having these deliveries since opening the Burger Boyz restaurant. The only difference will be that now the deliveries would be to the new premises at 41 Commercial Road, the delivery drivers will be able to come around the back as the access is better I

believe, as they currently deliver through the front, and park in the nearby laybys – which they could also continue to do – if this was thought to be a better option than using the rear lane.

We usually get 2 Deliveries a week from 3 different suppliers. Making a today of 5-6 deliveries a week and the times vary but are always before 12pm.

Please note, that having this new building would drastically reduce the frequency of deliveries and we are hoping to be able to reduce it to just 3 deliveries a week (1 a week from each supplier) due to having a much bigger storage space.

In terms of exporting our product to our other sites, this would be done through the rear entrance of our property, using our parking spaces and not causing any obstructions for vehicles etc. in the rear lane, this would be done between 8-9 am, just 2 times per week.

Operating hours would be between 8 am and 5 pm for the office and kitchen.
