

BUSINESS JUSTIFICATION STATEMENT

Unit 6 - 168 Pasadena Close, Hayes UB3 3NQ

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Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanized steel perimeter fencing and sliding gate (part-retrospective application).

THE BUSINESS

Salam Foods UK Ltd has operated from Unit 6 since May 2022 as a trade-only wholesale food supplier. Members of the public do not currently attend to purchase food as retail customers.

CHANGING MARKET CONDITIONS

The wholesale operation has experienced a significant reduction in trade due to changing market conditions and evolving purchasing behavior. The Applicant seeks to adapt rather than vacate or materially underuse its established premises.

PROPOSED BUSINESS MODEL

The proposed supermarket will sell groceries, fresh produce, chilled and frozen products, fresh halal meat and specialist international food products. An ancillary hot food counter will provide kebabs, shawarma and hot food.

WHY UNIT 6

Unit 6 provides approximately 283 m² of floorspace. The existing perimeter fencing and sliding access gate provide security and controlled access for the commercial premises. The shared parking and loading arrangements can be managed under common ownership and management control of Units 5 and 6.

EMPLOYMENT AND TEMPORARY PERMISSION

The proposal is expected to create approximately 15 new jobs and represents continued investment in the Borough. Temporary permission for five years will allow the new business model to be demonstrated and reviewed.

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EXTERNAL WORKS AND CONTAINERS

The application transparently seeks retention of the existing galvanised steel perimeter fencing and sliding gate. Temporary containers currently on site do not form part of the proposed development and are to be removed.

CONCLUSION

The proposal represents a practical evolution of an established business, supports continued investment and creates approximately 15 jobs. The Applicant respectfully requests that these considerations are afforded appropriate weight.