

OPERATIONAL MANAGEMENT PLAN

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).

OPERATION

The proposed development comprises a local food supermarket providing a comprehensive range of food and household products.

The principal retail offer will include:

- Fresh fruit and vegetables
- Fresh halal meat
- Chilled products
- Frozen foods
- Grocery items
- Household essentials
- Soft drinks
- Specialist international food products

The supermarket will be the primary use of the premises.

The ancillary hot food counter will provide kebabs, shawarma and hot food and will remain secondary to the retail operation. Approximately 15 new jobs are expected.

HOURS

Opening hours will be 09:00–22:00 daily. Deliveries will be restricted to 08:00–18:00 daily.

PARKING AND SERVICING

Units 5 and 6 share 10 parking spaces and 1 loading / unloading bay. Customer visits are expected to be relatively short. Staff will monitor parking where necessary and coordinate deliveries to reduce conflict.

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EXISTING FENCING, SLIDING GATE AND SECURITY

The existing galvanized steel perimeter fencing and sliding gate provide controlled access and security. They are already installed and their retention forms part of the application. During operational hours, the gate will be managed to maintain access to the shared parking and loading areas and will not be operated in a manner that routinely causes vehicles to wait or queue on Pasadena Close. Outside trading hours, the gate may secure the site.

TEMPORARY CONTAINERS

Temporary storage containers currently on the site do not form part of the proposed development and are to be removed. They will not be treated as permanent operational accommodation for the supermarket or takeaway.

HOT FOOD, WASTE AND CLEANING

The takeaway remains ancillary. Food preparation will comply with relevant food hygiene and environmental health requirements. Waste, recycling and food waste will be stored in designated areas and collected by authorized contractors. Waste will not obstruct parking, access or loading.

MONITORING AND CONCLUSION

Salam Foods UK Ltd will retain day-to-day responsibility for parking, servicing, access, waste and customer activity. The retained fencing and sliding gate will support site security and controlled access. Reasonable management measures will be reviewed if recurring operational issues are identified.