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GREEN

WORK

LIVE

PLAY

SHOP

LEISURE

Proposed Demolition of former warehouse; Construction of 3 storey Wholesale Retail Complex including ancillary storage at upper levels.

7 Bradstone Road, Manchester M8 8WA April 22.

The previously developed land is located at the end of Bradstone Road in Cheetham Hill and was formerly occupied by wholesale retailer "Fantastic Fabrics" prior to the building being extensively damaged by fire. The neighbouring buildings along Bradstone Road are also in wholesale retail use. The site and land to the north is derelict.



The site





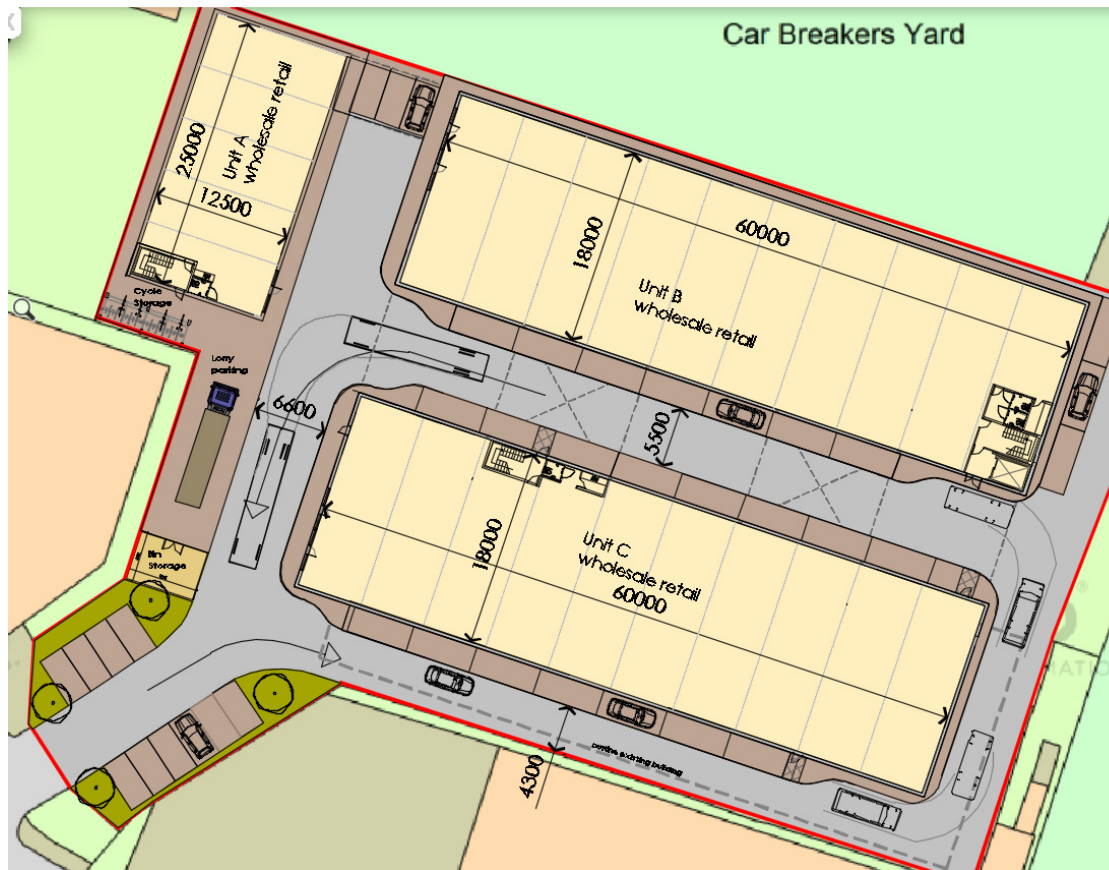
View of existing building from site entrance

The proposal is to demolish the existing building and build 3 new warehouses (labelled A, B & C) which would be connected at first and second floor levels. The combined, gross internal floor area would be 8293m².

The site rises by around 1800mm towards the northern boundary hence would be levelled out resulting in a finished floor level of 54m (the existing warehouse level is 53m). This level would be graded iout towards the entrance gates such that these would be at the existing height of 52m

	GROUND		FIRST		SECOND		TOTAL	
	m2	sq.ft	m2	sq.ft	m2	sq.ft	m2	sq.ft
Unit A	312.5	3363	312.5	3363	312.5	3363	937.5	
Bridge	0	0	54	581	54	581	108	
Unit B	1080	11621	1080	11621	1080	11621	3240	
Bridges	0	0	384	4132	384	4132	768	
Unit C	1080	11621	1080	11621	1080	11621	3240	
TOTAL							8293.5	

proposed gross internal floor area

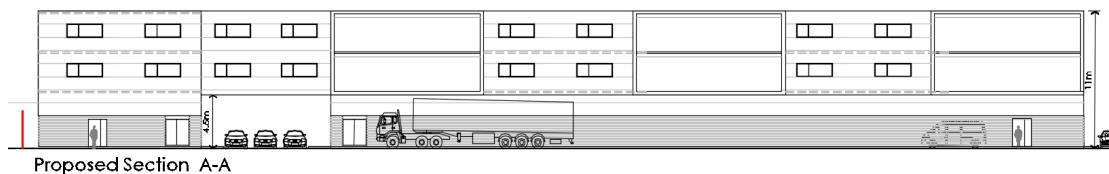


Proposed Ground Plan

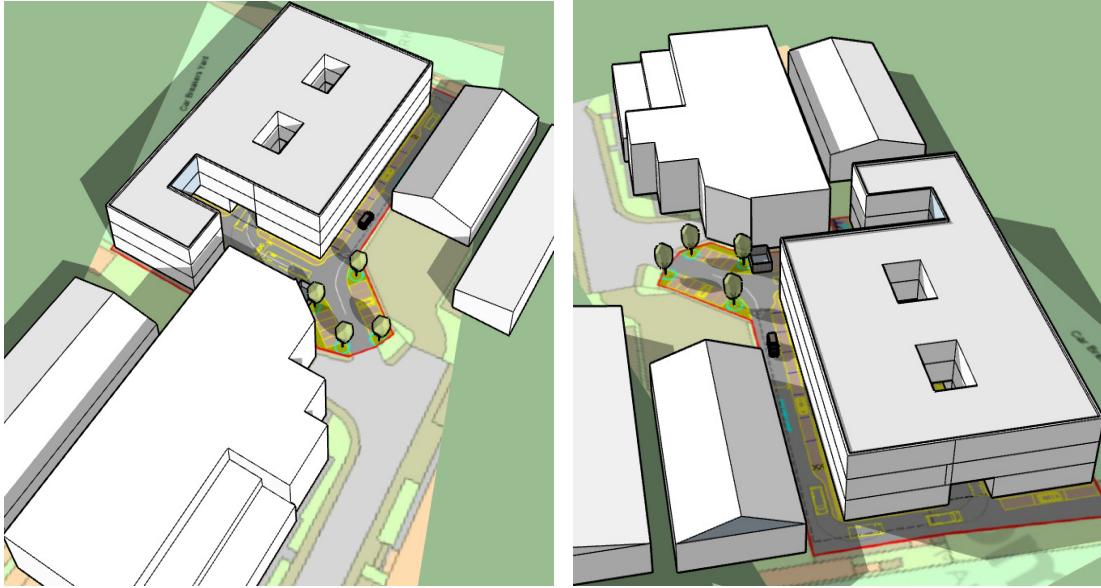
Design

The elevational treatment would reflect that of the applicants' existing 3-storey building at nearby 132, Broughton Street. This would again consist of a brick plinth with glazed entrances at ground level along the prominent, entrance-facing elevations and flat metal cladding over. Windows would be located over the ground floor glazing and within the light wells above the service access.

The building height (11m) would be around 700mm lower than neighbouring No.5 Bradstone Road. A new, 2.4m weld-mesh perimeter fence would be built around the site perimeter with new gates at the existing entrance.



long section through the site indicating lightwells over the central service road.



aerial views of proposal from south-west and east.



Applicants' existing building.

Vehicular Movements

All vehicles would access the site through the existing gated entrance (the new gates would be open during the day to prevent large vehicles having to queue along Bradtone Road). Once inside the site, a one way system around Unit C would enable servicing of the complex for medium-sized deliver vehicles (transit vans); larger vehicles (including articulated lorries)

could also reverse between Units B & C having initially manouvred to the front of unit A.

Parking for 38 cars would be distributed around the building perimeters and cycle storage would be located to the side of Unit A.

Finally, parking for larger vehicles would be provided in an area next to the bin-storage enclosure (see also waste-proforma).

Planning Policy

The presumption in favour of sustainable development can be argued to support this application where economies of scale continue to transform this area of the city.

The National Planning Policy Framework, Clause 81 also states...

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

There is clearly a clustering of wholesale retail uses within this area and the level of demand is still growing (the applicant is already running out of space within the recently completed unit at 132 Broughton Street).

Conclusion

Wholesale Retail outlets (Sui Generis) are widespread within the Cheetham Hill District Centre. As well as servicing well known national fashion retailers, the area has also seen rapid demand for storage arising from the popularity of internet shopping.

The proposal would create a significantly bigger presence for the applicants with a commensurate increase in new jobs.

The site is self-contained and would have no negative impact on the amenity of neighbouring businesses.

Ancillary Documentation

The application should be read in conjunction with the following:

- Flood Risk Assessment FRA21 1144 by LK Consult Ltd
- Topographical Survey 38019-MCLS-01 by Survey Systems Ltd
- Preliminary Risk Assessment LKC21 1508 by LK Consult Ltd
- Waste Proforma
- CIL additional information.
- Drawing PL 01 (LOCATION PLAN0; PL 02 (EXISTING SITEPLAN); PL 03 PROPOSED GROUND PLAN0; PL 04 (PROPOSED FIRST FLOOR PLAN; PL 05 (PROPOSED SECOND FLOOR PLAN); PL 06 (ELEVATIONS-SECTIONS)

