



Paul Butler Associates

Planning, Development & Heritage Consultants

Global Auctioneers

Canal Side Works, Hulme Hall Lane,
Manchester, M40 8YD

Planning Statement

23 July 2020

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Project: Canal Side Works, Hulme Hall Lane, Manchester, M40 8YD

Client: Global Auctioneers

File Name: Planning Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	17.07.2020
Checked by:	Tom Flanagan MTCP MRTPI	Director	23.07.2020
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	23.07.2020

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

1. Introduction
2. The Application Site and Surrounding Area
3. Planning History and Pre-application Discussions
4. The Proposed Scheme
5. Planning Policy Context
6. Planning Appraisal
7. Conclusion

1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Global Auctioneers. The statement has been provided in support of a full planning application for the change of use of the north building at Canal Side Works to a mixed use storage premises and auction house with an ancillary café and retail space (sui generis).
- 1.2 Global Auctioneers relocated from Oldham to Canal Side Works in early 2020 following expansion. Their relocation was supported by MIDAS, the inward investment promotion agency for Manchester whose strategic aim is to secure significant levels of new investment for the city region to create and safeguard jobs.
- 1.3 Global Auctioneers sells a wide range of goods including homeware, furniture, jewellery, electronics and clothing. Goods are generally sold via online auctions with the main purpose of the premises being for storage. A small on site auction also takes place one or two times per week. During pre-application discussions with the Planning Department it was advised that as attendance would likely be over 20 people then a material change of use would be considered to have taken place and therefore require planning permission. In addition and to support the business a small ancillary retail concession is also proposed within the reception area of the building, whilst an ancillary café is also proposed to reuse the former canteen.
- 1.4 The structure of this statement is as follows:
- Section 2: provides a description of the application site and surrounding area;
 - Section 3: provides a review of relevant planning history and summary of pre-application discussions with the Council;
 - Section 4: provides a description of the proposed scheme;
 - Section 5: sets out national and local planning policies of relevance to the scheme;
 - Section 6 : provides an appraisal of the scheme against relevant planning policies and an assessment of the scheme in relation to its immediate and surrounding context;
 - Section 7: provides a conclusion.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site relates to Canal Side Works, Hulme Hall Lane, Manchester, M40 8YD. It is located approximately 2.5Km to the north east of Manchester City Centre. The site is located on the east side of Hulme Hall Lane in an area predominantly characterised by employment uses. The site is bounded by the Rochdale Canal to the south, by employment premises to the east (Norton Cabins) and by employment premises (Norton Tyres) and Norton Street to the north.

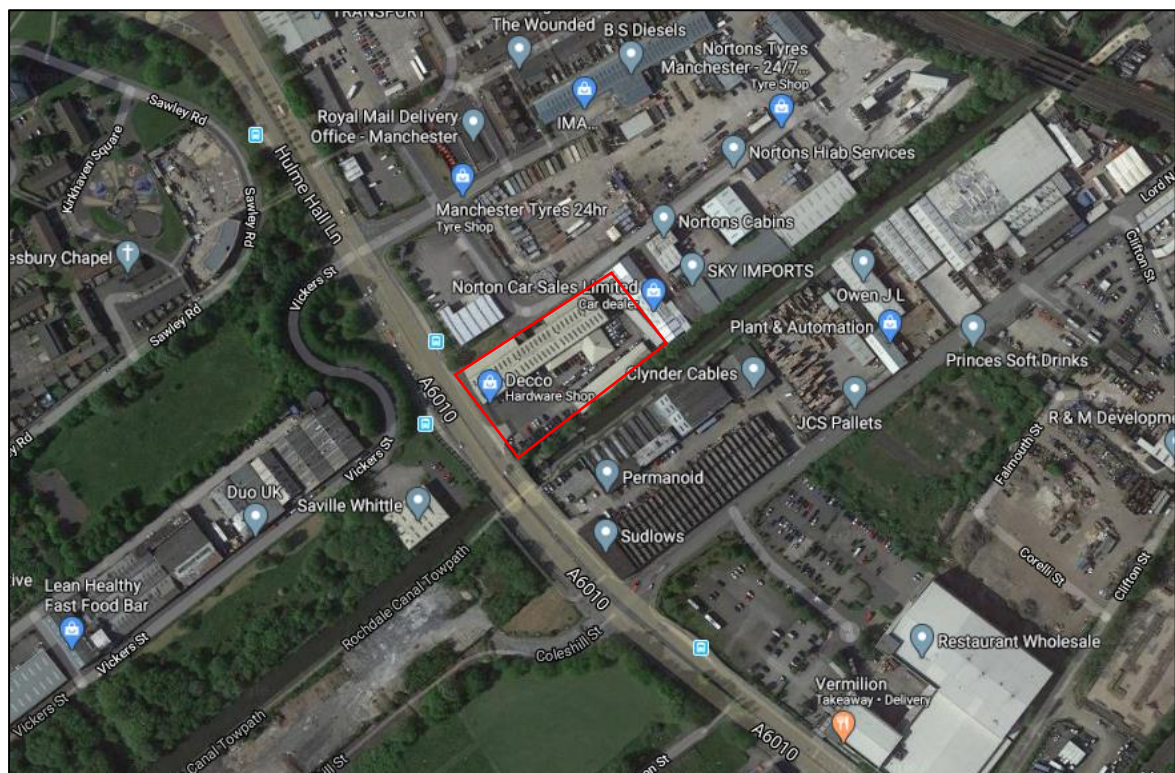


Figure 1: Aerial view of the application site (outlined red).

- 2.2 The application site is approximately 0.61 hectares in size. It is occupied by three warehouse buildings as identified on the existing application drawings. The buildings are set on the north, south and east sides of the site. The application relates to the north building (see figure 2) which is approximately 2,800 sqm in size.



Figure 2: North building that is the subject of this application.

- 2.3 The subject building is a double height warehouse building. It is of a steel frame with metal cladding. The eastern part of the building is of brick construction and is single storey. Along part of the south elevation of the building is a covered canopy which can be seen from figure 2 above. There is a loading bay located to the west side of the south elevation of the building.



Figure 3: View of the interior of the north building.



Figure 4: View of the interior of the north building.

- 2.4 There is a single access into the site from Hulme Hall Lane via metal security gates (figure 5). Metal security fencing and brick walls align this boundary.



Figure 5: View of the site access. The loading bay in the south west corner of the building is also visible.

- 2.5 The site is designated as within the 'East Manchester Sub Area' as identified by the Council's interactive proposals map (figure 6). It is also located within the Regional Centre. The site is not located within a conservation area and does not include any listed buildings.

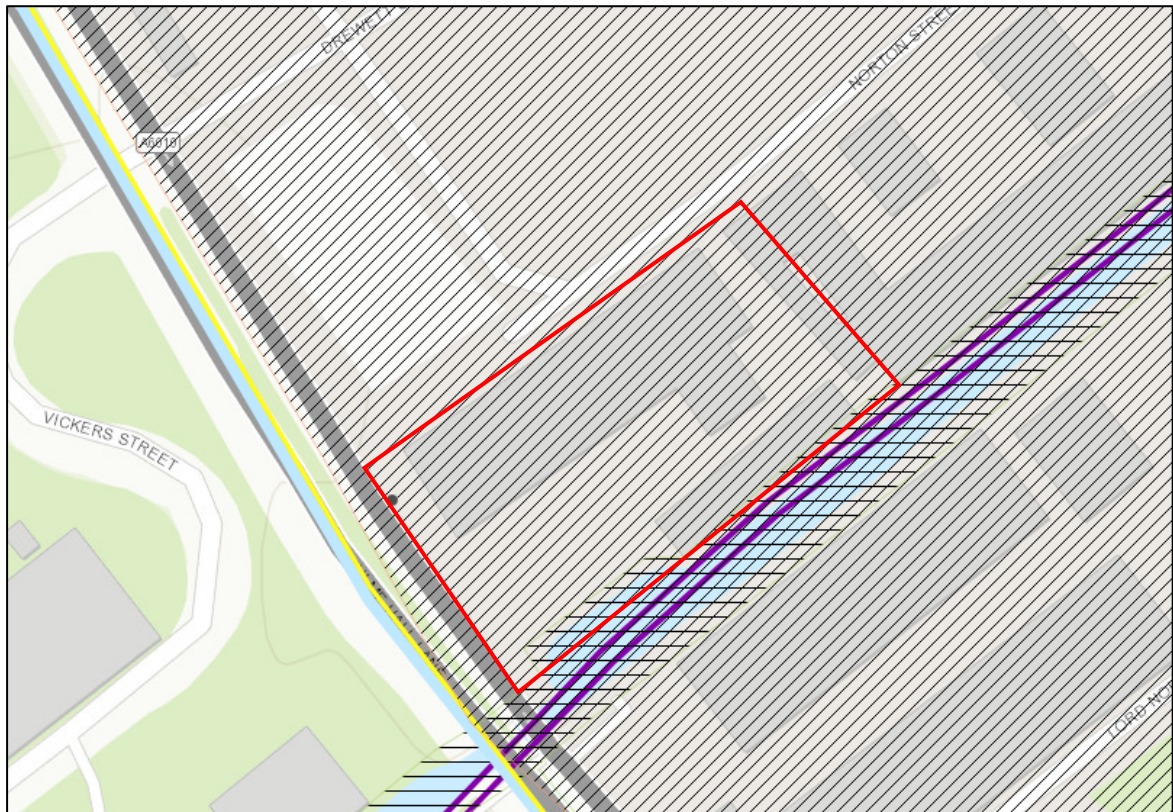


Figure 6: View of the interior of the north building.

- 2.6 The site is located within Flood Zone 1 which is the lowest level of risk (Figure 7).

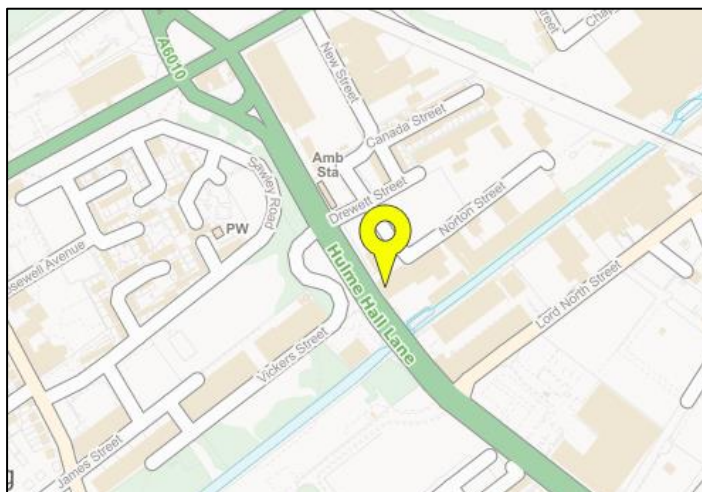


Figure 7: Flood Risk Map. The site is largely in Flood Zone 1 which is the lowest level of risk.

The Surrounding Area

- 2.7 The surrounding area is predominantly light industrial in character to the east, with the area on the west side of Hulme Hall Lane comprising low rise residential development. The site is approximately 1Km to the north of the Etihad Stadium and the Etihad Campus. The 'Velopark' Metrolink Station is approximately 1.5Km to the south of the site, with 'Central Park' Metrolink Station approximately 1Km to the north east of the site. There are bus stops located on Hulme Hall Lane which is served by the buses running between Cheetham Hill and Pendleton. Additional routes are available from Oldham Road 300m to the north of the site. Destinations include Oldham, Rochdale and Manchester City Centre.

3. Planning History and Pre-application Discussions

Planning History

- 3.1 In accordance with best practice a review of the site's planning history has been undertaken. The applications identified are set out in the table below. These applications are of limited relevance although application 041447 confirms that the Council have previously supported alterations to the premises in order to support the existing business operations at that time.

Application No.	Description of Development	Decision	Date
F01595	Use of vacant offices/storage building as printing works.	Refused	8 November 1974
F15607	Erection of building for warehousing purposes.	Approved	1 July 1981
041447	Single storey extension to existing warehouse to form new offices and elevational alterations and re-roofing of existing store	Approved	25 June 1992

Pre-application Discussions

- 3.2 Prior to the submission of this planning application pre-application correspondence took place with Janine Renshaw-Livesey (Planning Officer). During these discussions Janine advised that an on-site auction with 15-20 attendees would be regarded as ancillary to the B8 use. A greater level of attendance was considered to constitute a sui generis use and therefore require planning permission.

4. The Proposed Scheme

- 4.1 The application proposal is for the change of use of the north building at Canal Side Works to a mixed use storage premises and auction house with ancillary café and retail space (sui generis). The application is required to support the existing Global Auctioneers, a wholesale trade and auction business. The south and east buildings on the site will be retained in B8 use.
- 4.2 Global Auctioneers relocated from Oldham to Canal Side Works in early 2020 following expansion. Their relocation was supported by MIDAS.
- 4.3 Global Auctioneers sells a wide range of goods including homeware, furniture, jewellery, electronics and clothing. Goods are generally sold via online auctions with the main purpose of the premises being for storage. A small on site auction also takes place one or two times per week. To support business a small retail concession space is proposed within the reception area of the building, whilst an ancillary café is also proposed.
- 4.4 These other uses are ancillary to the main use as can be seen from the proposed application drawings. The small retail concession is limited to two stands within the reception area. This will sell add on products which complement the goods sold at the premises e.g. batteries. The ancillary café will utilise the former canteen and kitchen. It will include up to seven tables and 28 chairs. The kitchen will reuse the existing extract hood and ductwork which exits at roof level.
- 4.5 Global Auctioneers currently employs a total of 10 staff on a full and part time basis. It is estimated that the application proposals will allow this to increase by up to 12 staff on a full and part time basis. Jobs will be created within the warehouse, within administration, and within the ancillary café.
- 4.6 The existing sheltered outside seating area is to be retained. Two cycle hoops (four space) are proposed to be provided within this area for staff and customer use to encourage sustainable travel.

- 4.7 The existing car park accommodates space for 52 cars. These spaces are to be retained but with three spaces to be marked out for disabled customers. The area located adjacent to the building's loading bay on south west corner of the building is kept clear to allow for HGV deliveries and manoeuvring. A waste compactor and bailer are to be located to the south of the main entrance to allow for responsible management of waste and recycling to take place.
- 4.8 No external alterations are proposed to the building.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework

5.2 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and updated June 2019), and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.6 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It advises that 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.
- 5.7 Promoting healthy and safe communities (Chapter 8) - advises that the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.8 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.9 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 118 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for identified needs.
- 5.10 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, and work proactively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

Development Plan for Manchester

- 5.11 The Town and Country Planning Act requires that the determination of planning policies must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In Manchester City Council the Development Plan comprises the ‘Core Strategy’ and Saved Policies of the Unitary Development Plan (UDP).

Manchester Core Strategy (2012)

- 5.12 The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester’s future development. The Core Strategy recognises some of the key challenges facing the authority including, amongst other things, the need to boost productivity so that the growth rates increase and to ensure that all parts of the city region and all its people enjoy improved opportunities as a result of a stronger economy. The accompanying Interactive Proposals Map which shows site specific planning policy designations identifies that the subject site is located in the Regional Centre and is within the East Manchester Sub Area (Central Park).

5.13 Objectives and policies of the Manchester Core Strategy that are relevant to the determination of this application include:

- Objective 1 'Spatial Principles' seeks to provide a framework within which the sustainable development of the City can contribute to halting climate change.
- Objective 2 'Economy and City Centre' supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
- Objective 5 'Transport' aims to improve the physical connectivity of the City, through sustainable transport networks, to enhance its functioning and competitiveness and provide access to jobs and other amenities.
- Policy SP 1 'Economy and City Centre' outlines the key spatial principles which will guide the strategic development of Manchester. This objective confirms that the Regional Centre will be the focus for economic and commercial development. It also advises that development in all parts of the City should improve access to jobs by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Policy EC 1 'Employment and Economic Growth in Manchester' advises that a minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8). Central Park and Eastlands are identified as key locations for major employment growth with an indicative distribution figure of 65ha identified. The policy advises that priorities for ensuring continued economic growth include, amongst other things, improving access to jobs for all via public transport, walking and cycling; demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use; creating business destinations by enhancing the primary business use with ancillary

commercial facilities; and, ensuring the continued social, economic and environmental regeneration of the City.

- Policy EC 2 'Existing Employment Space' states that the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that: the existing use is unviable in terms of business operations, building age and format; the existing use is incompatible with adjacent uses; the existing use is unsuitable for employment having had regard to the Manchester - Salford - Trafford SFRA; or on balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
- Policy EC 3 'The Regional Centre' advises that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. It also confirms that proposals for other town centre uses will be assessed in accordance with policies C1 and C9, unless included in an allocation or the uses are ancillary to the main employment use.
- Policy EC 5 'East Manchester' states that East Manchester is expected to provide approximately 80-85ha of employment land. The majority of this provision will be within the Regional Centre, specifically: Central Park (see policy EC6), B1, B2; Eastlands (see policy EC7), a major leisure visitor destination with ancillary retail and offices. The site falls within the 'Central Park' area.
- Policy EC 6 'Central Park Strategic Employment Location' states that Central Park is a large scale employment location in East Manchester suitable for 60ha of employment uses. A range of employment types will be encouraged across the whole of the Central Park area including B1 (b) and (c), B2, B8 and sui generis employment uses, with ancillary commercial services supporting the creation of a sustainable employment destination. The written justification to this policy states that the area is a very accessible location with good public transport and sustainable transport links following the canal, to the City Centre and these will be further improved with the proposed Metrolink line from the City

Centre to Rochdale. It is also within close proximity to Harpurhey, Eastlands and Newton Heath District Centres, further encouraging linked trips.

- Policy T 1 'Sustainable Transport' states that the Council will seek to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.
- Policy T 2 'Accessible areas of opportunity and need' states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre; and, is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.
- Policy EN 19 'Waste' states that the Council will require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy.
- Policy DM 1 'Development Management' states that all development should have regard to a range of specific issues including, amongst other things, effects on amenity; accessibility; community safety and crime preventions; refuse storage and collection; and, vehicle access and car parking.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

5.14 The UDP was adopted in 1995. Following the adoption of the Core Strategy in 2012 a number of the UDP Policies were superseded. Extant UDP policies of relevance to the determination of the application include:

- Policy DC10 'Food and Drink Uses' advises that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, the Council will have regard to:
 - a) the general location of the proposed development, including any reference to the area in other policies in the Plan;

- b) the effect on the amenity of neighbouring residents;
 - c) the availability of safe and convenient arrangements for car parking and servicing;
 - d) ease of access for all, including disabled people; and
 - e) the storage and collection of refuse and litter.
- Policy 'Area 4 – East Manchester – Sub-Area 1 – Central Park' states that Central Park is located in East and North Manchester and the regeneration of this area will be sought over the next ten years. Within Central Park, development will be permitted which includes:
- i. A high quality business park comprising Use Classes B1, B2 and B8;
 - ii. B8 uses will only be permitted if it can be demonstrated that they will cause no harm to the location of knowledge-based industries, B1 and B2 uses;
 - iii. The design of development and structure which creates a new central entrance north of Oldham Road that forms a gateway for the business park;
 - iv. A combined Metrolink/Railway Station north of Oldham Road, with pedestrian and cycle links to the Oldham Road Quality Bus Corridor, and other transport facilities that enhance access to and from Central Park by public transport;
 - v. v. Development which creates a focal point at:
 - a) the intersection of Oldham Road and Ten Acres Lane;
 - b) meeting point of the Rochdale Canal and Ten Acres Lane;
 - c) junction of Alan Turing Way and Oldham Road;
 - vi. Facilities to serve the daily needs of employees and residents of the business park;
 - vii. High quality landscaping to enhance the character of the area;
 - viii. Improved access to the Rochdale Canal, a linear area of public open space traversing the business park, and improvements to the canal walkway. The development of the business park will need to demonstrate that it does not have a negative visual or physical impact on existing residential areas.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the application should be considered, and which are discussed in this section, include:

- Principle of Development
- Amenity
- Odour and Extraction
- Sustainable Development: Economic, Social and Environmental Benefits
- Highways, Accessibility and Parking
- Crime and Security
- Waste Management

Principle of Development

6.2 In relation to the principle of development the key issues requiring consideration concern compliance with employment land policy and the suitability of the proposed ancillary uses.

6.3 The application proposal will allow Global Auctioneers to host auctions on the premises with a greater level of attendance. During pre-application discussions with the Council it was advised that attendance over 20 people could constitute a material change of use. The increase in this activity is likely to be judged to go beyond an ancillary use with the activity meaning the premises will have a mixed use (sui generis). Prior to Global Auctioneers moving into the premises they were vacant and their relocation from Oldham to Manchester was encouraged by MIDAS. The relocation of Global Auctioneers has allowed a large and prominent site to be brought back into use which has already brought about regeneration and employment benefits for Manchester. This is consistent with Spatial Objective 2 which supports a significant further improvement of the City's economic performance.

- 6.4 The site is located within the 'Central Park Strategic Employment Location' where Core Strategy Policy EC 6 applies. This policy advises that Central Park is a large scale employment location in East Manchester suitable for 60ha of employment uses. It confirms that a range of employment types will be encouraged across the whole of the Central Park area including B1 (b) and (c), B2, B8 and ***sui generis employment uses, with ancillary commercial services*** [PBA emphasis] supporting the creation of a sustainable employment destination'. The proposed change of use from B8 to a mixed use (B8 and auction house) will mean that the premises will be a sui generis employment use with ancillary commercial services which is clearly in accordance with the above policy.
- 6.5 The site is also identified as within Area 4, East Manchester, Sub Area 1 'Central Park' by the Saved UDP. This policy promotes the regeneration of this area and supports facilities to serve the daily needs of employees and residents of the business park. The proposed change of use will support Global Auctioneers business operation by allowing larger on site auctions to take place. In turn this will help to retain the premises in active use and support the regeneration of the area. The ancillary café is a facility which will serve the needs of employees and residents of the wider business park and therefore satisfies this policy.
- 6.6 The application proposal is for a minor diversification of the existing B8 storage use of the site. As noted previously the east and south buildings on the site will remain in sole B8 use and it is only the north building which will diversify to provide include the auction function and the ancillary retail and café elements. On this basis the proposal will support the existing business use of the site which is consistent with Core Strategy Policy EC 1 which identifies the provision of 65ha of employment land within the 'Central Park' area during the plan period. As the primary use of the site will remain as employment use, an assessment against the criteria set out by Core Strategy Policy EC 2 relating to the loss of existing employment space is not required. Indeed the proposed diversification is not associated with any loss of employment space.
- 6.7 Core Strategy Policy EC 3 advises that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. It also confirms that proposals for other town centre uses will be assessed in

accordance with Core Strategy Policies C 1 and C 9, unless included in an allocation or the **uses are ancillary to the main employment use** [PBA emphasis]. As confirmed above the retail and café elements are ancillary to the proposed mixed storage and auction house use of the site and therefore an assessment against Core Strategy Policy C 1 and C 9 is not required.

- 6.8 At a national level, Chapter 6 of the NPPF confirms that 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. On this basis the minor diversification proposed by this application should clearly be supported.
- 6.9 The application also allows for more efficient use of the building by reusing the former canteen for the ancillary café. This space is currently without active use therefore bringing it back into use will be associated with economic benefits, whilst there is no loss of employment floorspace. Chapter 11 of the NPPF specifically deals with making effective use of land confirming that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for identified needs.
- 6.10 For the reasons discussed above the application proposal is in accordance with Core Strategy Objective 2; Core Strategy Policies EC 1, EC 2, EC 3 and EC 6; Saved UDP Policy Area 4, Sub Area 1; and provisions of the NPPF relating to supporting businesses and enabling efficient use of land.

Amenity

- 6.11 In terms of residential amenity it is noted that the site is located within an established employment area where industrial processes and manufacturing are permitted and indeed safeguarded by local planning policy. Existing activity at the site is not controlled by any planning conditions relating to its nature, hours of operation or associated noise impact. The nearest residential uses are located approximately 250m to the west of the site of the opposite side of Hulme Hall Lane.

- 6.12 Whilst food and drink uses can sometimes be associated with disamenity the ancillary café will not be associated with any adverse impact within the context of the site and surroundings. The ancillary café will utilise the existing kitchen extract ventilation system which discharges at roof level. The hours of the café will be day time only (typically 8.30am – 2.00pm) and additional comings and goings associated with the use are anticipated to be minimal.
- 6.13 For the above reasons the application proposal will not give rise to any adverse amenity impacts.

Odour and Extraction

- 6.14 The ancillary café will have capacity for seven tables and 28 chairs. It will serve a range of hot and cold food typical of a café operation including fried food. The building has previously had a commercial kitchen with extract ventilation system which is to be reused. Figures 8 and 9 below show the cooker hood and extract ductwork / termination cowl. The site is located in an employment area with no sensitive uses in the immediate vicinity. On this basis no enhanced filtration is required. MCC's 'Information Required to Support Planning Applications for Commercial Kitchen Exhaust Systems' has been submitted as part of the planning application and provides full details of the system.



Figure 8: View of existing cooker hood to be reused.



Figure 9: View of existing extract ductwork / termination cowl to be reused

Sustainable Development: Economic, Social and Environmental Benefits

- 6.15 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 6.16 For reasons noted previously the proposal will support the existing Global Auctioneers business by allowing a minor diversification of existing storage space and providing ancillary retail and café elements. The proposal will allow for the existing jobs to be retained, whilst up to 12 new job opportunities will be created. The scheme will allow the former canteen of the building to be brought into active use and involves reuse of previously developed land. Further economic benefits will be associated with the internal adaptations to the building for facilitating the wider use.

Social Benefits

- 6.17 As well as the potential to secure long term employment for staff as noted above, the proposals will provide an ancillary café facility which will be available for use by staff, customers as well as the general public.

Environmental Benefits

- 6.18 As noted above the proposals involve the use of existing floorspace. The site has a highly sustainable and accessible urban location which means that visitors can travel by public transport reducing reliance of private car as a means of travel.

Highways, Accessibility and Parking

- 6.19 The site is located in an extremely sustainable and accessible location approximately and is served by bus stops on Hulme Hall Lane and Oldham Road approximately 300m to the north of the site. There are Metrolink stations at 'Central Park' (approximately 1Km to the north east of the site) and 'Velopark' 1.5Km to the south of the site. The site therefore has a highly accessible and sustainable location with convenient access available on foot, helping to reduce reliance on the private car.
- 6.20 The site has a substantial hardstanding area which provides space for car parking and to allow for HGVs to make deliveries. The existing and proposed application drawings show 52 car parking spaces on the site which include three disabled car parking spaces. Global Auctioneers have held previous auctions at the premises and the number of attendees was easily accommodated on the site. A modest increase to the number of attendees as proposed through this application will still be able to be readily accommodated on site during on site auctions.
- 6.21 In relation to online auctions these generally take place daily. Winning bidders then have 24 hours to pay for their goods and 48 hours to collect. This arrangement means that vehicle movements are typically spread throughout the week/day and the car park can readily

meet the requirements. It also means that travel to on site auctions can take place using public transport and on foot.

- 6.22 The loading bay to the building is located in the south west corner of the building and is used for deliveries. These generally take place by a 40ft lorry with two or three a day. The existing site layout affords sufficient space for these vehicles to enter the site, turn within the site and leave in a forward gear.
- 6.23 A waste compactor and bailer are to be sited to the south of the entrance to the site. This position will allow waste collections to be conveniently under taken by waste collection HGVs which again will have sufficient space to enter the site, turn within the site and leave in a forward gear.
- 6.24 It has been demonstrated that the scheme accords with the transport requirements of the NPPF (section 9), Core Strategy Objective 5 and Core Strategy Policies T 1 and T 2.

Crime and Security

- 6.25 The application proposal will allow for greater use of the building which will promote a degree of passive surveillance improving security. The site buildings are already covered by an extensive CCTV and security system to help maintain safety at the site. The premises have a manned reception to which visitors must report with a record of visitors being maintained.

Waste Management

- 6.26 A waste compactor and bailer are to be located to the south of the site entrance. These will allow for waste to be responsibly managed on site and recycled where possible. A Waste Management Strategy Pro-forma has been submitted as part of the application and provides further details demonstrating accordance with Core Strategy Policy EN 19.

7. Conclusion

- 7.1 The application seeks to allow Global Auctioneers to host larger on site auctions with a minor diversification also proposed to allow for an ancillary retail and café element to be provided. The proposals will support an existing business which has recently relocated to Manchester from outside the authority. The proposals will support existing employment and promote further job opportunities.
- 7.2 As has been demonstrated by this statement the proposals are consistent with relevant employment policies relating to the Regional Centre and the 'Central Park Strategic Employment Location, whilst the proposals will also significant provide economic, social and environmental benefits and constitute sustainable development.
- 7.3 The proposed scheme accords with national and local planning policy guidance, including saved policies of the UDP and relevant supplementary planning documents/guidance. On this basis Paul Butler Associates are pleased to provide this statement in support of the planning application and recommend that planning permission is granted.