



# Paul Butler Associates

Planning, Development & Heritage Consultants

23 July 2020

Mrs Julie Roscoe  
Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Ref: 20.1442

## **FAO Janine Renshaw-Livesey**

Dear Julie

### **Global Auctioneers, Canal Side Works, Hulme Hall Lane, Manchester, M40 8YD Application for Change of Use to Mixed Use Storage Premises and Auction House with ancillary retail space (sui generis use)**

On behalf of our client Global Auctioneers we are pleased to submit this 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).

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.

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 a Planning Officer 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.

The following documents and drawings have been submitted in support of this application:

#### Documents:

1. Covering Letter (20.1442) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Ownership Certificates.
3. Planning Statement prepared by Paul Butler Associates.
4. Completed Waste Management Strategy Proforma.
5. 'Information Required to Support Planning Applications for Commercial Kitchen Exhaust Systems' document.

6. Risk Assessment for Odour.
7. QCR Recycling Equipment Specification Sheet (static compactor proposed).
8. QCR H2 Mill Size Baler Specification Sheet.

Drawings prepared by Edmondson Design:

- Drawing 2036 EX 100 'Site Location Plan'
- Drawing 2036 EX 200A 'Existing Site Plan'
- Drawing 2036 PL 200B 'Proposed Site Plan'
- Drawing 2036 PL 'Existing and Proposed Floor Plans'

[Note: as no external alterations are proposed no elevation drawings are required].

The planning application fee (£462.00) has been paid by my client at the time of submission.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



**Ralph Taylor BSc. MPLAN MRTPI**  
*Senior Planner*

CC Marcel Duffy, Global Auctioneers