

Planning Statement

Proposed Change of Use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution)

Site Address: 1 Worrall Street, Newton Heath, Manchester M40 2ED

Applicant: Dorcas Olowoyo

Date: 29.07.2025 - PS1

1. Introduction

This Planning Statement is submitted in support of a full planning application to Manchester City Council for the **change of use of an existing two-storey building** from **Use Class B8 (Storage and Distribution)** to **Use Class F1 (Learning and Non-Residential Institution)** at 1 Worrall Street, Newton Heath.

The proposal aims to repurpose an underutilised building to provide an inclusive and accessible educational and training facility to support faith-based learning, skills development, and small-scale administrative functions. No external extensions are proposed, with only minor alterations (new rear-facing windows) to improve internal daylighting.

This statement provides an overview of the site and proposed development, and assesses the proposal in the context of national and local planning policy.

2. The Application Site

The site is located on **Worrall Street**, at the junction with **Oldham Road (A62)** in Newton Heath, Manchester. The area is a mixed urban environment comprising residential housing, commercial units, and community facilities.

- The existing building is a brick-built, two-storey warehouse accessed directly from Worrall Street
 - The site includes **gated rear vehicle access**, and a small service yard
 - The premises were most recently used for **storage and light distribution** (Use Class B8)
 - The building is currently vacant and underutilised
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3. Proposed Development

The proposal seeks a change of use to **Use Class F1**, with the following layout:

Ground Floor (Approx. 137 sqm):

- Learning hall for structured faith-based tuition (39 sqm)

- **Training and Education Workshop** to support skills development (19 sqm)
- Kitchen (ancillary to learning use), WCs, storage, and circulation space

First Floor (Approx. 72 sqm):

- Administrative office
- Two small classrooms
- Waiting area, lobby, and WCs

Operating Hours:

Monday to Saturday – **9:00am to 6:00pm**

Access:

- Front pedestrian access from Worrall Street
- Rear gated vehicle access
- Dedicated rear bin store

External works:

- Installation of new windows to the rear elevation at first floor level (to enhance daylight and ventilation)

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF, 2023)

The proposed development aligns with key NPPF objectives:

- **Paragraph 8 & 92:** Promotes healthy and inclusive communities by supporting facilities that enable social interaction, education, and wellbeing
- **Paragraph 119:** Encourages the reuse of existing buildings and land efficiently and sustainably
- **Paragraph 130:** Ensures development is well-designed and maintains a high standard of amenity
- **Paragraph 104:** Promotes sustainable transport and access to local services

The re-use of this existing warehouse supports efficient land use, encourages sustainable development, and meets identified community educational needs.

4.2 Manchester Core Strategy (2012)

The proposal also meets several strategic objectives of the **Manchester Core Strategy**, including:

- **Policy SP1 – Spatial Principles**
Promotes sustainable neighbourhoods by supporting re-use of vacant buildings and providing local community infrastructure.
 - **Policy C1 – Community Facilities**
Encourages the delivery of accessible and flexible community facilities, especially in areas with growing population needs.
 - **Policy T1 – Sustainable Transport**
Supports development that is well-located in relation to public transport and reduces the need for car travel.
 - **Policy EN1 – Design Principles**
Ensures design and development preserve and enhance the local built environment.
 - **Policy DM1 – Development Management**
Assesses amenity, access, servicing, noise, and environmental impact, all of which are addressed and compliant in this proposal.
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5. Design and Amenity Considerations

- The development proposes **internal reconfiguration only**
 - **No extensions or overdevelopment**
 - New rear windows are modest in scale and improve internal conditions without causing overlooking
 - **Daytime-only use** ensures no noise or disruption during evenings or weekends
 - No impact on privacy or amenity of neighbouring residents
 - The scale of activity is **modest and pre-booked**, not open public access
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6. Transport and Accessibility

A **separate Transport Statement** has been provided. Key points include:

- The site is **well-served by public transport** (bus and Metrolink)
- **On-street drop-off** available via lay-by adjacent to 909 Oldham Road
- **CitiPark Northampton Road public car park** is a 5-minute walk from the site
- Gated rear access allows for deliveries and servicing
- Cycle and pedestrian access are fully supported
- The proposed use will result in **lower traffic generation** than the former B8 use

7. Sustainability and Community Benefit

The proposal is a **sustainable reuse** of an existing building that:

- Avoids demolition or new build
- Provides inclusive educational opportunities
- Enhances community cohesion
- Reduces HGV and storage traffic in the area
- Aligns with Manchester's goals for climate resilience and sustainable transport

8. Conclusion

This application proposes a sensitive, policy-aligned change of use that delivers clear social, educational, and environmental benefits. The development will:

- Activate a currently vacant and underutilised site
- Provide a flexible and accessible F1 education and training facility
- Respect local character and residential amenity
- Support sustainable and inclusive growth in Newton Heath
- Comply with all relevant national and local planning policies

We respectfully request that Manchester City Council **grants full planning permission** for this proposal.

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