Land on the south side of Whitworth Street Openshaw

Manchester M11 2GR

Design and Access Statement

Revision (E)
August 2025

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Design and Access Statement for:

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1. Introduction:

The above site was granted a short term (5 years) Planning consent (Ref: 126680/FO/2020) in year 2020.Change of use of vacant land for sitting of 24 containers for self-storage and business storage (Class B8).
The planning permission will be expired on 2nd September 2025.
The applicant would like to apply for continuing use of the site as previous planning consent.
We have enclosed the previous submission documents together with an updated layout plan, photos of the current site and Biodiversity assessment checklist.
The application seeks consent for the continuing to use the site self and business storage.

2. Project Description:

The application site lies within Whitworth Street and Clayton lane south.
It covers approx.2000 sqm.Its boundary to the North (Whitworth Street) frontage of the site comprises brick walls (approx. 4 metres high) and to the east, west and the south are palisade fencing.
Original proposal approved was 24 numbers of containers with 13 numbers of 40ft containers and 11numbers of 20ft containers. The current proposal is only provided 20ft containers for rental due to demand of the customers, Therefore, total numbers of 20 ft containers is 35, which is the same storage capacity of the previous approved layout.
Total 8 customer car parking spaces (2 van, 6 customer car parking spaces with 1 disabled).
The current layout of the containers see drawing 04 Rev F. The site is located within the urban area of Openshaw next to.A635 Ashton old Rd; It is within an area which accommodates a mix of industrial, manufacturing.
The site is not within a conservation area, its development for storage purposes would be in keeping with the character of this primarily employment areas.

3. Location:

The site is located near Manchester College and Bridge College. It is about 2.3 miles to Manchester city centre. The nearest railway station is Ashburys station; 5 minutes from the site. The nearest bus station is in Pottery lane/Ashton Road. Access to M60 is approx. 10 mins.

4. Opening hours:

See operational management plan

5. Consultation:

Planning application submitted in Nov 2019 and the application was withdrawn in March 2020.

Planning approval obtained in August 2020 Ref: 126680/FO/2020.

6. **Flood risk assessment:**

The land lies within Flood zone 2 - land assessed as having a 1 in 100 or and 1 in 1000 annual probability of river flooding (1%-0.1 %), or between a 1 in 200 and 1in 1000 annual probability of flooding from the sea (0.5%- 0.1%) in any year as defined by Environment Agency. It is anticipated that the building could potentially be affected should a major flood event occur. However any comprehensible damage that could be imposed on the building can be controlled with mitigation measures that will be incorporated into the development during the construction.
See Flood risk assessment report.
There were no signs of flooding on site and the adjoining areas or the last 5 years.

7. **Context and Character:**

The proposed development is to use the existing vacant site and does not change the character of the area. There were no complaints received from the neighbours or the area since the operation of the site.

8. **Movement to , from and within the development:**.

Level access into the site shall be via the front sliding gate from the Whitworth Street as existing, please refer to the operational management plan.

9. **Sustainability / Energy:**

All external lights will be used solar power; solar panels will be located on top of the containers. Rainwater collection will be installed for the toilets by the entrance.

10. **Habitats**

No known natural habitats will be affected by the proposal.

11. **Community Safety**

CCTV system will be provided throughout the site.
The proposal is not consider having any significant adverse effect on Community safety.
The public realm is not materially affected, nor is road traffic from the existing premises

12. **Waste storage and collection**

Commercial waste collection contract will be arranged by the operator.

13. **Signage**

Text is colour contrasted against background. Clear symbols and directional arrows will are used wherever possible within the site.

14. **Goods, Facilities and Services**

It is unlawful for providers of goods, facilities and services deliberately not to provide a service, to make it impossible or unreasonably difficult to use a service, to provide it to a lower standard or on discriminating terms.

15. The Disability Discrimination Act 2005

Includes:

A new positive duty on public authorities to promote equality of opportunity for disabled people, in common with race and gender.
Protection for more people diagnosed with the progressive conditions of HIV, MS and cancer, from the point of diagnosis rather from the point of manifestation as previously.
Removes the requirement that mental illnesses must be “clinically well-recognized.”

16. Conclusion

The site provides an affordable self-storage facility for the surrounding areas. They received no complaints since the operation on site. The applicant requests to extend the planning consent for the continuing provide the self-storage facilities.

From the above and in conclusion we believe that the proposed development as described in the drawings and information contained in the application will comply with the policies of Manchester City Council.

- **Regeneration**- The proposal assists in the regeneration of vacant /underuses urban buildings through improvement and renovation, removing the need to build elsewhere and reducing urban sprawl.

- **Development Control Requirement-**The proposal does not bear any major effect on the surrounding environment; infrastructure and does not alter the character of the area/premises, respecting its existing form and adapting to the existing features of the building wherever possible.