

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143596/FO/2025

Date registered valid: 11 August 2025

Proposal: Creation of temporary storage unit (Use Class B8) for a period of 3 years.

Address: Unit 3, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH

Ward(s): Deansgate Ward

Applicant: Ms Rosemary Millbank Factory International

Agent (if any):

Case officer: Emily
Tel: 0161 234
Email: emily.booth@manchester.gov.uk Booth 4193

Recommendation: Approve

Date of recommendation: 3 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 August 2025

Standard consultations:

Printed: 14 August 2025 Expired: 5 September 2025

Neighbour notifications

Printed: 14 August 2025 Expired: 5 September 2025

Site notice

Posted: 20 August 2025 Expired: 11 September 2025

Press advert

Published: 19 August 2025 Expired: 10 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of the building -

The application relates to Unit 3 of the estate which is a single storey warehouse with windows, rooflights and a large shuttered opening entrance for vehicles. It is constructed of brick with corrugated metal. There is surface car parking in front of the unit and there is vegetation and are trees around the edges of the parking area and the building.

The building was previously used by a football activity and before that a used car lot.

Description of area -

The application site is located at the corner of Water Street and New Elm Road in Castlefield. It is bounded by New Elm Road, Water Street and Unit 4 of Manchester Industrial Estate.

The site is in the Castlefield Conservation Area of Manchester City Centre. The Grade II listed railway viaduct is close by.

The site is within an estate of low-rise industrial warehouse units, built prior to the 1980s. The view to the rear of the site includes contemporary towers.

The residential blocks of Potato Wharf are across the water of the tributary and New Elm Road with elevations on Potato Wharf.

Description of development

Planning permission is sought to use the property as a storage unit (Use Class B8) for a temporary period of three years for use by the nearby Aviva Studios. There are no external alterations proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a conservation area. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Highway Services - Confirmed that there are no objections.

Environmental Health - Recommended a condition to restrict the hours of operation.

MCC Flood Risk Management - Advised that on the basis that the application proposes a change of use only, and no changes in impermeable area and no below ground works are proposed, the application can be approved with no condition required.

Greater Manchester Police - Confirmed no objections.

Issues

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-S4 - Flood Risk and the Water Environment
- Policy JP-P2 - Heritage

The Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EC3 - The Regional Centre
- Policy CC1 - Primary Economic Development Focus: City Centre and Fringe
- Policy CC5 - Transport
- Policy EN3 - Heritage
- Policy EN14 - Flood Risk
- Policy EN16 - Air Quality
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

Section 6 - Building a strong, competitive economy

Section 9 - Promoting sustainable transport

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving the Historic Environment

Other Legislative Requirements:

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

Issues

Principle of the Development -

The proposed temporary use is in keeping with the general use of industrial units and is compatible with the surrounding uses. The use of a storage facility that is in walking distance from the business using it and would allow continued or enhanced operation of this business. The use is therefore acceptable in principle and accords with policy JP-Strat2 of the Places for Everyone Plan, Policies SP1, EC3 and CC1 of the Adopted Core Strategy for the City of Manchester and Section 6 of the NPPF.

Residential Amenity -

The property would be used as a storage facility.

All activity would be carried out between 08:00 and 20:00 Friday to Saturday and 09:00 and 20:00 on Sundays. It wouldn't be an 'open' site and would be accessed infrequently. Activity would be limited to these hours across seven days in the week and the applicant has estimated that there would be 0-4 visits per month.

The hours of operation would be conditioned in line with the advice from Environmental Health.

These measures would prevent any unduly harmful impact on the nearby occupiers.

The use of the property for storage purposes therefore complies with policy JP-P1 and JP-Strat2 of Greater Manchester's Places for Everyone Guidance, policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

Highway Safety -

The site can be accessed by numerous sustainable modes of transport. Regular bus services and Metrolink services are available within walking distance of the site. The business using the unit for storage is also located within walking distance of the site on Water Street.

Parking and unloading can be carried out in the courtyard in front of the unit.

Cycle parking would be accommodated at Aviva Studios or within the storage unit and there would be space for 6 cycles.

There would only be 6 people at the site at any one time and access to stored items would be under 4 days per month.

Given this, the impact on traffic is considered to be minimal.

Highways Services have no objections to the use.

The use of the property for storage purposes therefore complies with policy JP-P1 of the Places for Everyone Plan, policies EN16, CC5, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and Section 9 of the NPPF.

Flood Risk -

The proposals are for a change of use only, and there are no changes in impermeable area and no below ground works proposed and there are therefore no implications for Policy JP-S4 of the Places for Everyone Plan, Policy EN14 of the Adopted Core Strategy for the City of Manchester and Section 14 of the NPPF. The City Council Flood Risk Management Team have advised no conditions are required.

Conclusion

This proposal therefore complies with all above policies identified in the policy section of this report.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the

application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval

1) The permission hereby granted is for a limited period of 3 years only expiring on 7 October 2028 and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry. The site shall be made good within one month of the temporary permission expiring.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9, EN3 and DM1 and saved Unitary Development Plan policy DC26.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan received by the City Council as local planning authority on 30 July 2025

The drawings referenced:

S?###/ENT/000 (2 x drawings)

received by the City Council as local planning authority on 11 November 2024

The emails from Factory International dated 11 August 2025 and 27 August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the first occupation of the development, the provision of 6no. cycle spaces shall be made available within the building and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

4) a) The use hereby approved shall not operate outside the following hours and only on the following days:

08:00 to 20:00 Friday to Saturday

09:00 to 20:00 on Sundays

b) Music and/or amplified sound shall not be played in the external areas of the site at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or

without modification) the building hereby approved shall only be used for storage (Use Class B8) for the three-year duration of the use of the building and shall be discontinued on the date of expiry of the use on 7 October 2028.

Reason - In the interest of retaining jobs within the development and minimising disturbance pursuant to policies DM1, EC1, EC4 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

1 New Elm Road, Manchester, M3 4JH
Units 5 And 6, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH
Unit 4, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL