

Planning Statement

Change of Use Application
14 Lockett Street, M8 8EE
July 2025

Local Planning Authority: Manchester City Council

1. Introduction

1.1 Introduction to the Site

This **Design and Access Statement** has been prepared in support of a planning application for the **change of use** of the existing single-storey commercial unit at **14 Lockett Street, Manchester M8 8EE**, from a vacant warehouse to a food production facility.

The application proposes a **low-impact, small-scale internal conversion** for the preparation and packaging of pre-cooked meals and baked goods. The design respects the site's existing character, function, and relationship to the surrounding urban grain, which is predominantly commercial and light industrial in nature.

This document outlines the proposed development, site context, compliance with planning policies, and accessibility strategy, and supports the application in accordance with national and local planning requirements.



Site Location | Arial View



Proposed Site Plan

1.2 Site Context and Existing Features

- **Address:** 14 Lockett Street, Manchester, M8 8EE
- **Current Use:** Vacant one-storey warehouse (formerly wholesale storage)
- **Proposed Use:** Class E (Food production – light industrial food prep, non-retail)
- **Setting:** Located within Strangeways – a mixed-use area comprising warehouses, light industrial units, and some residential pockets approximately 120m northeast.
- **Condition:** Structurally sound with no external alterations proposed
- **Planning Designation:** Commercial/light industrial zone. Outside conservation area and flood zone.



2. The Site and the Context

2.1 Site Overview

The unit is approximately **150 m²** in size and occupies a compact plot with direct access off Lockett Street. The building comprises a brick-built single-storey structure with roller shutter access and an internal layout previously used for storage and distribution. It is currently vacant.



2.2 Site Context

The application site is located at 14 Lockett Street, within the Strangeways district of North Manchester, approximately 1.2 km northwest of Manchester city centre. The area is characterised by a dense commercial and light industrial urban fabric, with buildings typically ranging from one to three storeys in height.

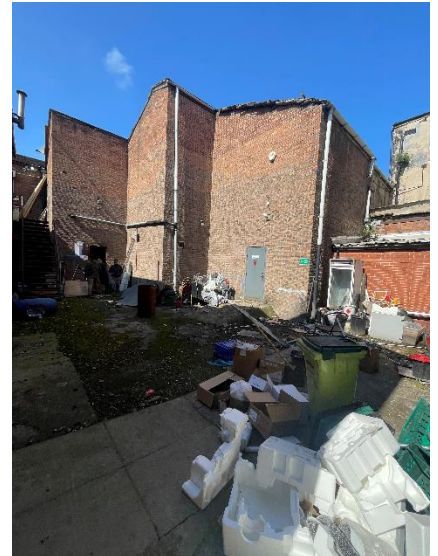


Immediate Surroundings

The street is lined with low-rise warehouse units, wholesale suppliers, textile outlets, food distribution facilities, and ancillary storage premises.

The buildings on Lockett Street, Bury New Road, and Moulton Street exhibit utilitarian construction styles with minimal architectural ornamentation, consistent with their functional use.

Direct neighbours to the west and south are occupied commercial premises with similar operational characteristics.



Residential Proximity

The nearest residential properties are situated approximately 120 metres to the northeast, beyond Bury New Road, and buffered by other intervening structures. These consist of apartment blocks and terraced housing on Cheetham Hill Road and side streets such as Great Cheetham Street East.

Due to the physical separation, orientation of buildings, and prevailing commercial usage, the sensitivity of residential receptors is considered low to moderate in planning terms.

Access and Transport

Lockett Street is accessed via Bury New Road (A56) — a primary arterial route connecting central Manchester to the M60 and northern suburbs.

The site benefits from excellent public transport connectivity, including:

Multiple frequent bus services operating along Bury New Road (Routes 41, 135, 142, etc.)

Manchester Victoria Station is within 12 minutes' walking distance (approx. 1 km southeast), offering heavy rail and Metrolink tram connections.

Pedestrian access is straightforward, with paved walkways and street lighting along all frontages.



Environmental & Topographical Context

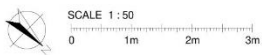
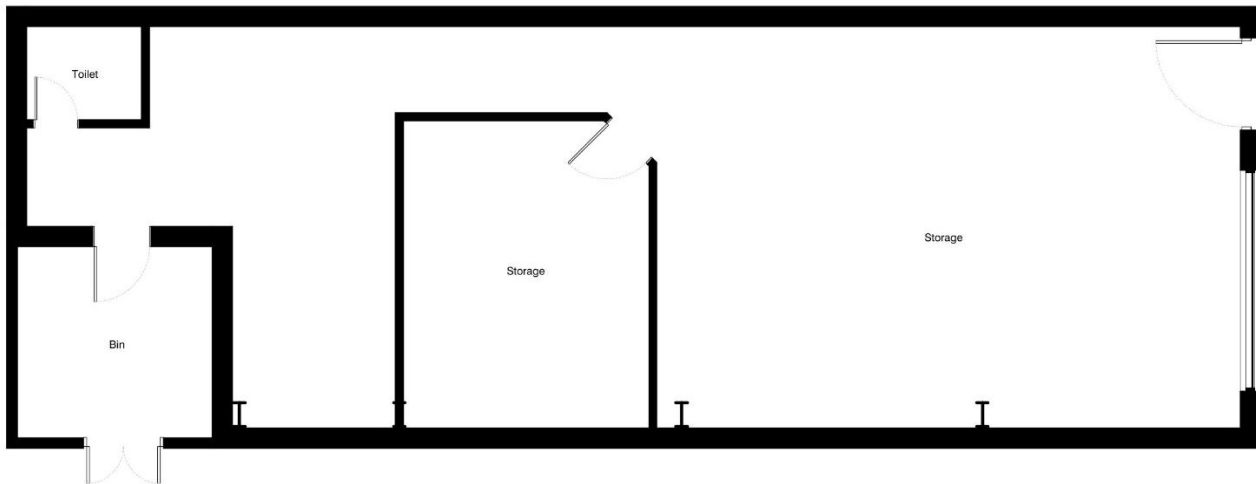
The wider landscape gently slopes south-west ward toward the River Irwell, which lies approximately 250 metres away at its closest point. This gradient supports good natural drainage.

The site lies outside flood risk zones, not within a conservation area, and is not a listed building or heritage asset.

There are no schools, hospitals, or highly sensitive community receptors within the immediate vicinity.

3. Existing Drawings

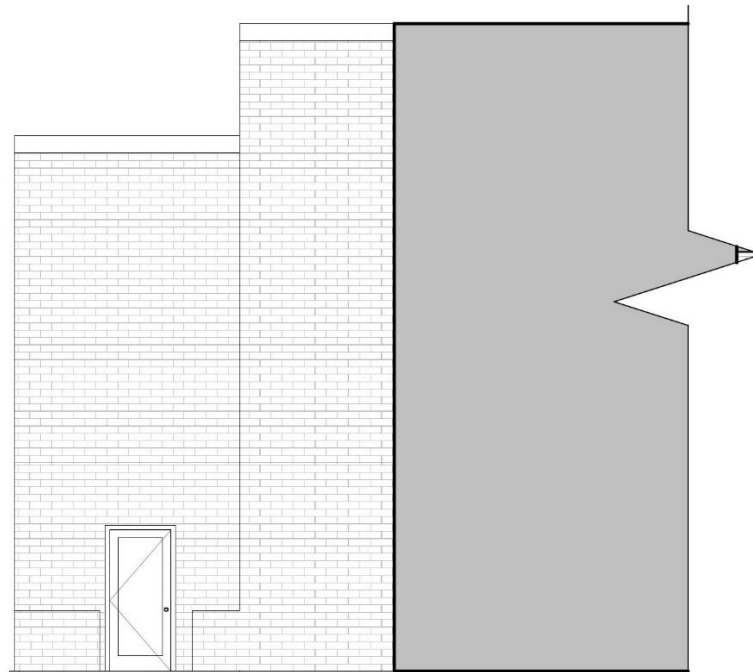
3.1 Existing Floor Plan



3.2 Existing Elevations



4 North- Elevation
1 : 50



5 East- Elevation
1 : 50

3.3 Existing Views





3.4 Existing Area Schedule

Floor	Use	Area (approx.)
GF	Warehouse use	150 m ²

3.5 Planning History

There is no recent planning history available for **14 Lockett Street** itself. However, a review of the immediate area indicates that several neighbouring commercial units have successfully obtained permission for change of use to food preparation, wholesale distribution, and light industrial purposes, consistent with the character of the Strangeways area.

These consents demonstrate a clear local precedent for small-scale food-related uses within the existing building stock, reinforcing the suitability of the proposed development in both planning and operational terms.

4. Concept and Approach

The design approach for **14 Lockett Street** centres on the **adaptive change of use** of an existing single-storey warehouse unit into a **safe, hygienic, and efficient food production facility**, with no external changes to the building envelope. The proposal reflects a light-touch, internal reconfiguration that enables modern commercial kitchen functionality within the existing structural footprint.

The scope of works includes:

- **Partitioning internal spaces** to create functional zones for kitchen, food preparation, and packaging, storage, and staff facilities.
- Installing **compliant mechanical ventilation and odour control systems**, including carbon filtration and grease management, in accordance with industry standards.
- Designing internal layouts to meet food hygiene and health & safety regulations, with clearly defined cleaning, **waste management**, and workflow zones.
- No physical expansion, no new external openings, and no visual alterations are proposed.



1 Proposed Site Location & Plan
1 : 500



SCALE 1 : 500
0 10m 20m 30m

4.1 Design Objectives and Principles

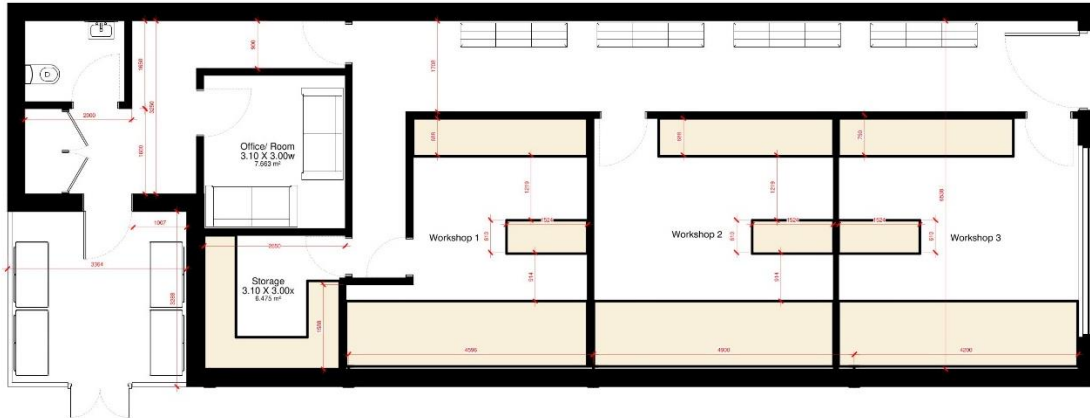
- **Functional Reuse** - Maximise the utility of an existing underused building by delivering a purpose-built internal layout tailored to food production and packaging needs.
- **Operational Compliance** - Ensure that all modifications support food safety, hygiene regulations, and environmental health requirements, including ventilation, staff circulation, and waste handling.
- **Minimal Environmental Impact** - Retain the existing building fabric to avoid unnecessary construction waste or energy use, while ensuring odour and emissions are fully managed to protect the local environment.
- **Neighbourhood Compatibility** - Respect the predominantly light industrial and commercial character of the Strangeways area by maintaining the external appearance and scale of the unit, with no disruption to neighbouring uses.

This approach provides a cost-effective and policy-compliant solution that supports sustainable urban regeneration, local employment, and compatible commercial activity.



Site Location | Arial View

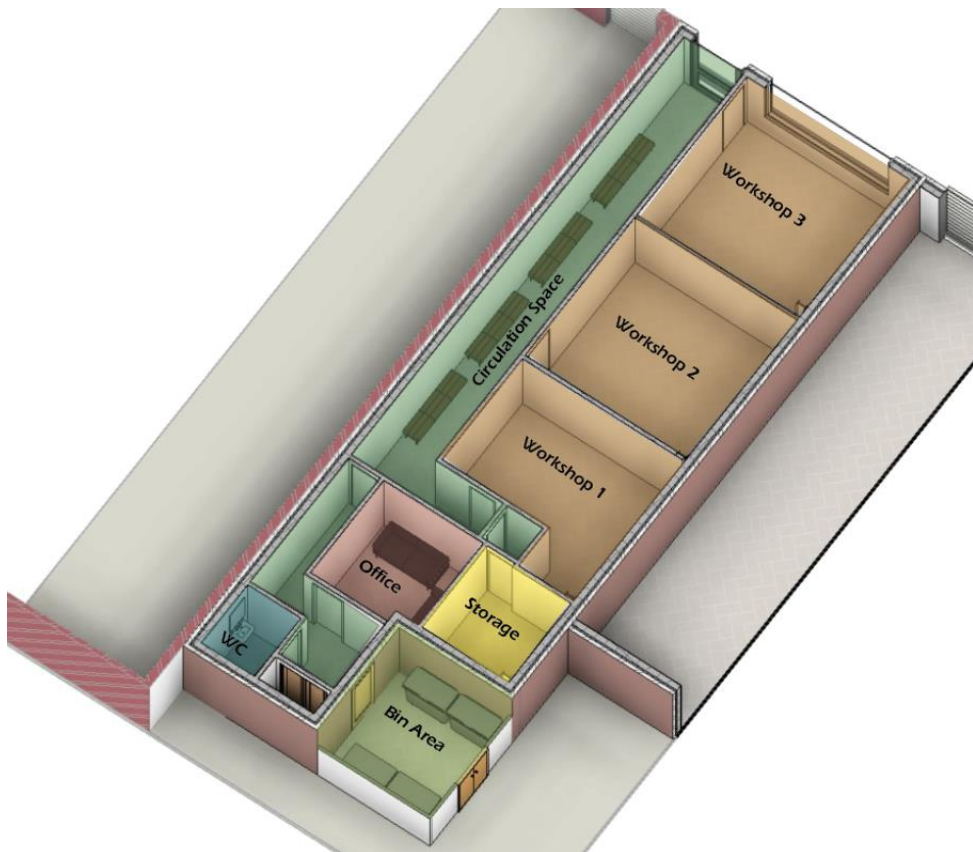
5.3 Proposed Floor Plan



1 Proposed Ground Floor
1 : 50



The proposed internal layout demonstrates a clear and functional zoning of the existing unit to support small-scale food production. The space is subdivided into three workshop areas for different stages of food preparation and packaging, alongside supporting spaces including an office, storage room, and a staff WC. No external alterations are proposed.

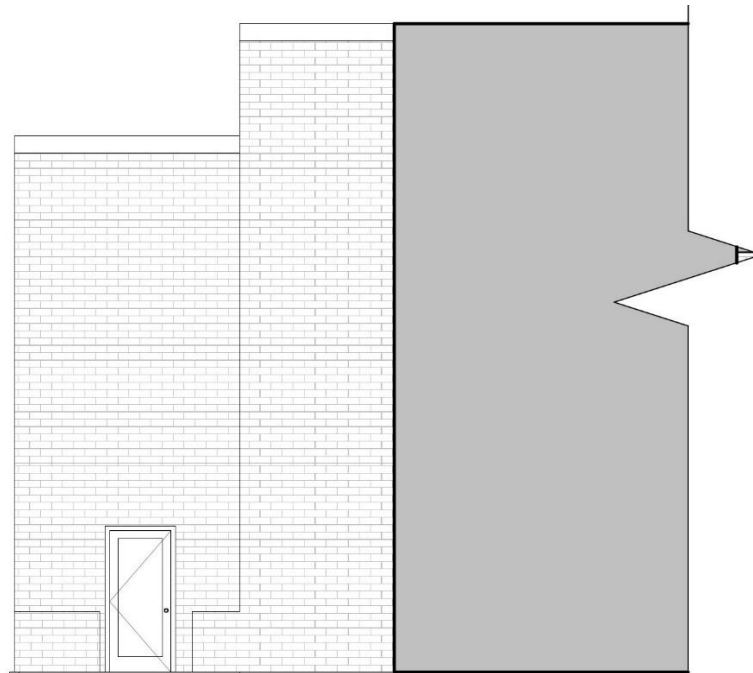


5.4 Proposed Elevations

There are no changes to building envelope or height. All external façades and openings are retained.



4 North- Elevation
1 : 50



5 East- Elevation
1 : 50

5.5 Proposed Views

There are no changes to building envelope or height. All external façades and openings are retained.



1 **3D View 1**



2 **3D View 2**



3 **3D View 3**

NOTE: THERE ARE NO CHANGES PROPOSED TO ELEVATION

5.6 Area Schedule

Zone	Area (m ²)
Workshop 1	40.0
Workshop 2	26.0
Workshop 3	33.0
Office Room	7.1
Storage Room	9.3
Staff WC	3.8
Circulation/Lobby	19.0
Bin Area	11.8
Total	150.0

6. Policy Compliance

The proposal aligns with the following planning policies:

Manchester Core Strategy (2012)

- Complies with Policy EN19 (Air Quality) by including odour control measures and a full Odour Management Plan.
- Supports the reuse of underutilised buildings in commercial zones to encourage economic activity.

National Planning Policy Framework (NPPF, 2021)

- Aligns with NPPF objectives to make efficient use of land and support local enterprise.
- Odour and emissions have been assessed as low risk, with mitigation in place to prevent harm to neighbouring uses.

Use Class and Building Regulations

- The proposed use falls under Class E (g) (iii) – suitable for light industrial processes without public access or retail.
- Internal works will comply with Building Regulations for ventilation, fire safety, accessibility, and hygiene.

The proposal is appropriate for its location and policy-compliant in both function and impact.

7. Construction Management

Given the internal nature of the works for the site **14 Lockett Street**, the construction phase will be **short and low-impact**.

Nonetheless, the following measures will be implemented to ensure minimal disruption to neighbouring properties and the surrounding area:

- All works will be carried out by qualified contractors, adhering to best practices for safety, cleanliness, and professional conduct.
- Noise and dust will be kept to a minimum, with no heavy construction or demolition required.
- No external alterations are proposed, and all activities will be confined within the existing structure.
- The site will be kept clean, secure, and clearly managed, with defined access routes and signage during the brief works period.
- A comprehensive Odour Management Plan and Waste Handling Protocol will be implemented before operations commence.

8. Conclusion

The proposed **change of use** at **14 Lockett Street** represents a **sustainable** and **appropriate reuse** of an existing commercial unit within a well-established light industrial area. The **internal conversion** to a **small-scale food production facility** will support **local employment** and **economic activity** without introducing any harm to neighbouring uses or local amenity.

The design delivers –

- **Improved functionality and efficiency**, enabling safe food preparation and packaging.
- **Minimal visual or environmental impact**, with no external alterations or disruption to the surrounding area.
- **Robust odour and waste management measures**, ensuring continued protection of amenity for neighbouring occupiers.

The proposal aligns with both national and local planning policies, including Manchester City Council's Core Strategy and the National Planning Policy Framework.

In summary, the development offers a **low-impact, policy-compliant solution** that brings a **vacant building** back into **productive use**. We respectfully request that the application be supported and approved by the Local Planning Authority.