Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

FAO Sue Wills

Our Ref: 032-010
Via Planning Portal (ref. PP-14342752)

Date: 1 October 2025

Dear Ms Wills,

Storage World, Ambrose Street

Application to vary condition 20 on permission reference 135680/FO/2022

Further to our pre-application discussions and, on behalf of Storage World, we are pleased to submit an application under Section 73 of the Town and Country Planning Act 1990, to vary planning condition 20 (opening hours) attached to the above permission at Ambrose Street.

The application comprises this letter along with the application forms, notice, application fee and red line plan, that have been submitted via the planning portal.

Permission reference 135680/FO/2022 granted approval for a five storey self-storage facility (Class B8) in 2023. Condition 20 set out that:

> *'The self-storage facility shall not operate outside the following hours:*
>
> - *8:30 to 17:30 on Monday to Friday*
> - *10:00 to 16:00 on Saturday*
> - *10:00 to 14:00 on Sunday'*

As we have discussed, self-storage operations do require access to the building outside of core office hours, when customers still need to gain access to their units. Condition 20, as currently set out, unreasonably and unnecessarily restricts the operational hours to the 'office hours' even though the officer's report clearly sets out that access between 07:00–22:00 was anticipated.

The officer's report to application 135680/FO/2022 confirmed this intention at Ambrose Street although, unfortunately, it was not made clear within condition 20. The officer's report stated that (emphasis added):

> *'The proposed operating hours are: 8:30 to 17:30 on Monday to Friday; 10:00 to 16:00 on Saturday and 10:00 to 14:00 on Sunday. These operating hours are based on operating hours at Storage World's sites in Greater Manchester.* ***Outside of operating hours access will be managed by a fob system, allowing essential users to access the building between 7:00 and 22:00.***

Environmental Health

The hours of operation both through core office hours and outside of these hours was never raised as a concern through the determination of the original application, which is unsurprising, given that the movements out of core hours is very limited and the site is within an industrial estate, well away from any residential or other sensitive receptors.

The site is bounded to the north by the Manchester to Hadfield / Glossop railway line, which is separated from the site by a landscaped railway embankment. To the south and west, the site is defined by Ambrose Street and Pottery Lane respectively, with further commercial units and hardstanding areas located immediately to the east. The wider area is generally characterised by employment and commercial uses.

Beyond the adjacent unit to the south (currently occupied by Hancocks Cash and Carry), the nearest residential properties are located approximately 100 metres away on Textile Street, separated by existing warehouse buildings.

Through the determination of the original application, the only environmental restrictions required by the environmental health officer related to construction hours, acoustic insulation of external plant, refuse storage, and the implementation of agreed air quality mitigation measures, which are secured through planning conditions.

Transport considerations

A Transport Assessment was submitted with the original application which identified that the development was only forecast to generate a total of 16 two-way vehicle trips in the morning peak hour and 14 two-way trips in the afternoon peak hour. The site is also in a highly sustainable location, immediately adjacent to Ashbury's train station and with good access to other modes of public transport.

It was accepted that the development would not give rise to any unacceptable impacts on the local highway network.

We have checked the access data from Storage World's nearby facility at Ashton Old Road, circa 1.5km west of Ambrose Street for comparable access during and outside of the core office hours (ie, either in the evening between circa 17.30 and 22.00 or in the early morning between 06.00 and 08.30). During a typical week, the access records are as follows:

Day	Number of customer visits within core hours	Number of customer visits outside of core hours
Monday	43	4
Tuesday	38	3
Wednesday	42	4
Thursday	53	5
Friday	35	3
Saturday	17	2
Sunday	11	3

Although the nature of a self-storage operation requires extended access to allow customers to get to their units after work or at a weekend, the number of movements outside of core hours is clearly minimal.

The proposed extension of hours and low number of expected movements outside the core hours would have no material impact on residential amenity given the distance away from the residential homes and nature of the surrounding employment and commercial area.

Proposed amendment to condition wording

This application is therefore seeking a minor amendment to the wording of the condition to clarify that the building will be accessible for customers through the extended hours set out in the original officer's report, but it will be only manned through the core 'office hours' as per the existing condition.

We propose that the condition wording be revised as follows:

> *'The self-storage facility shall be 'accessible' daily by customers using a secure electronic system between 07.00 and 22.00. Within these hours, the core 'office hours,' when the building will be manned, will be:*
>
> - *8:30 to 17:30 on Monday to Friday*
> - *10:00 to 16:00 on Saturday*
> - *10:00 to 14:00 on Sunday'*

Conclusion

The proposal represents a minor amendment to condition 20 that will enable the unit to be occupied and operate as a self-storage facility, as intended.

The amendment will have no material effect on residential amenity, traffic or noise yet is critical to ensure the development can be completed and operated for self-storage use as intended through the original application.

As you are aware, the building is under construction and the fit-out is about to commence and so we would be very grateful if this application could be expedited to ensure that the contractors are not unduly delayed.

We trust the application can be validated at your earliest convenience and should you have any queries, please do not hesitate to contact us.

Yours sincerely,

pp: [redacted]

Bill Davidson