

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

Our Ref: 032-010
Via Planning Portal (ref. PP-14275387)

Date: 01 September 2025

Dear Sue,

Storage World, Ambrose Street

Non-material amendment to planning permission reference 135680/FO/2022

Further to our recent discussions and, on behalf of our client Storage World, this letter is submitted with our application for a non-material amendment (Section 96A of the Town and Country Planning Act 1990) to change the colour of the proposed cladding detail on the building under construction at Ambrose Street pursuant to approval reference 135680/FO/2022.

The cladding detail is set out in the approved list of drawings in condition 2, and the materials palette within condition 4 and the non-material amendment seeks the council's approval for the following replacement drawings.

Approved plan reference	Replacement plan reference	Condition
Proposed elevations (ref. MH-1314-09 Rev E)	Proposed elevations (ref. MH-1314-09 Rev F)	2
Proposed external building materials visual (ref: MH 1314 Rev F)	Proposed external building materials visual (ref: MH 1314 Rev G)	4

The reason for the submission is to secure approval and, critically, Network Rail's formal sign off for the proposed variation to the cladding colour on the building, given the proximity of the adjacent railway and signalling.

The applicant team has therefore already reached out to Network Rail sharing the updated drawings and colour details and has received written confirmation from the Principal Route Engineering Team (Signalling) NW (see enclosed correspondence) that:

'Network Rail are satisfied with the change in the elevation feature cladding from yellow to red.'

The application comprises:

- Application forms + fee
- This cover letter
- Red line location plan
- Proposed elevations (ref. MH-1314-09 Rev F)
- Proposed external building materials visual (ref: MH 1314 Rev G)

Context

Planning permission was granted on 26 January 2024 for the *'erection of five storey self-storage facility (Class B8) together with associated parking, circulation space and stores, landscaping, boundary treatment and roof mounted photovoltaic panels, following demolition of existing buildings'* (ref. 135680/FO/2022) at the site.

Since granting permission for full consent, an additional NMA to slightly amend the building footprint to comply with a Network Rail Covenant (ref. 139767/NMC/2024) has been granted and conditions 3 (ref. CDN/24/0852 & CDN/25/0241), 5b & 11 (ref. CDN/24/0852) 4, 6, 24, 25, 26 & 27 (ref. CDN/25/0241) have all been discharged.

An application to discharge condition 6 (drainage) and 23 (biodiversity enhancement) is currently submitted and awaiting determination (ref. CDN/25/0735).

The applicant is in the process of selling the development site to an established self-storage operator which intends to bring the building into operational use. As part of the acquisition, the proposed operator requires us to make minor design adjustments to align the approved development with their established branding colour, hence the proposed non-material amendment from the approved *Sunflower Yellow* (BS10E55) cladding feature panels to *Traffic Red* (RAL3020).

Details of any proposed external lighting will be subject to future discussions with the LPA through the discharge of condition 29.

Conclusion

The principle of the development has already been accepted through planning permission ref. 135680/FO/2022. That consent included the use of Sunflower Yellow (BS10E55) as part of the approved colour scheme. The non-material amendment proposes to swap the yellow detail for red, as set out in the submitted plans.

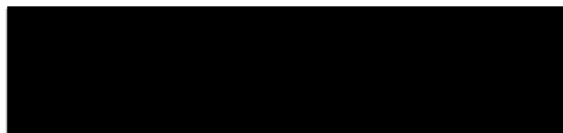
We are pleased that Network Rail has already confirmed they have no objection to this amendment as the building is under construction and the order for the panels needs to be placed.

As the building is currently under construction the applicant would be very grateful for the early determination of this non-material amendment.

The proposal remains fully consistent with Policy DM1 in safeguarding the amenity of existing and future users. There are no changes to traffic generation, noise levels, or environmental effects, and the development continues to align with the sustainable development objectives of the NPPF.

We look forward to receiving confirmation of a valid application and for the proposed amendment to be approved so the building works can continue to progress.

Yours sincerely,

A large black rectangular box redacting the signature of Alex Snow.

Alex Snow

cc: Storage World

enc: Correspondence with Network Rail

Alex Snow

From: Kieran Taylor [REDACTED]
Sent: 22 August 2025 07:54
To: Vicky Jones
Cc: George Wood; Marlon Lannaman (HE,HIM,HIS); Bill Davidson; Gary Bate
Subject: Re: Ambrose Street - Cladding Colour Query

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Morning Vicky,

Thank you for putting that together.

I can confirm that Network Rail are satisfied with the change in the elevation feature cladding from yellow to red.

Kind regards,

Kieran



Kieran Taylor
Route Signal Sighting Engineer
Principle Route Engineer Team (Signalling) NW



From: Vicky Jones
Sent: 21 August 2025 20:38
To: Kieran Taylor
Cc: George Wood ; Marlon Lannaman (HE,HIM,HIS) ; Bill Davidson ; Gary Bate
Subject: FW: Ambrose Street - Cladding Colour Query

NR ref: HAJ 1m 1071yds

Kieran,

As discussed earlier today and further to my email below, I'd be grateful if you could confirm that the proposed drawings are acceptable to Network Rail. In accordance with the detail provided, attached and below, my client's proposal is to amend the colour of the cladding features from yellow to red, and specifically Traffic Red RAL 3020.

I understand the planning authority will not require us to submit a s.73 application if you're able to confirm acceptance of the proposals and that therefore the change from a planning perspective will be dealt with via an NMA - given that we have consulted with Network Rail over our proposals in accordance with these emails. We previously sent you the annotated image in the email below and two attached drawings which show the original façade proposals with the yellow cladding (MH1314 External Materials Board Rev C) and an indicative elevation showing the red cladding (UK000-East-UM Facades).

Our scheme architect has also provided additional information to illustrate the proposals (these documents will form the planning application), which are also attached to this email and comprise the following:

- MH1314-09 Rev F Proposed Elevations – the elevation has been updated to show the position of external light fittings. For clarity, there is no change in the external lighting to that proposed in our original planning application. We have merely shown the fittings here for ease of reference.
- MH1314 External Materials Board Rev G – updated to show the red cladding with the remainder of the cladding scheme and finishes.

I would be grateful if you could speak to your colleague and confirm, by response to this email, that Network Rail are satisfied with the change in the elevation feature cladding from yellow to red.

Many thanks.

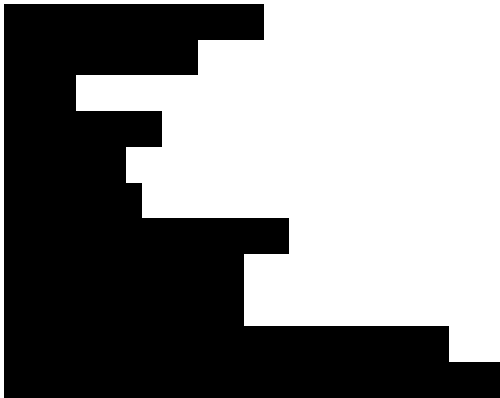
Kind regards,

Vicky

Vicky Jones

Director

Beaumont Lord



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From: Vicky Jones

Sent: 01 August 2025 15:24

To: Marlon Lannaman (HE,HIM,HIS)

Subject: Ambrose Street - Cladding Colour Query

Marlon,

Further to our conversation just now, I have attached two elevation drawings for review, as follows:

- Drawing MH1314 is our original cladding design utilising yellow cladding features.
- Drawing UK000-East is an outline proposal showing a change in the yellow to red, specifically Traffic Red, RAL colour 3020.

I understand the planning case officer, Sue Willis, has already discussed with you in outline so you are aware of a potential planning application on this matter. In addition to changing from the yellow to red, we would also propose to omit the illumination of the framework around the curtain walling – I've highlighted this in green on the image extract below. To clarify, this would be red but not illuminated.

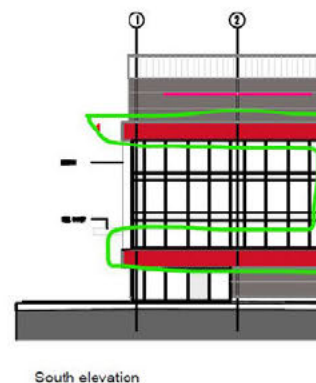
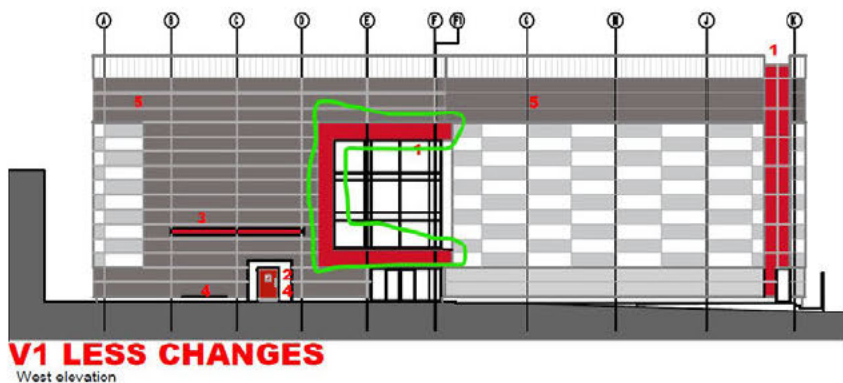
The north elevation faces the railway.

I understand you're able to discuss this with your colleague and come back to me with Network Rail's thoughts and an indication as to whether this would be acceptable. It's understood that this would be subject to formal approval via the planning process however we're looking for an initial opinion at this stage before we prepare our submission.

The response is particularly time sensitive since works are progressing at pace site so I'd be very grateful if you could liaise with your colleague as soon as possible.

If you need any further detail do let me know.

Thanks.



Kind regards,
Vicky
Vicky Jones
Director
Beaumont Lord

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