

12 August 2025

Delivered via Planning Portal (PP-14195341)

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

Our Ref: STOL3008

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - 7 WILLIAM STREET, ARDWICK,
MANCHESTER, M12 5FX - APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION**

We write on behalf of our client, StoreBox Self Storage Limited to apply for retrospective planning permission for the following development at 7 William Street, Ardwick, Manchester M12 5FX ("the site"). The submission applies for the following:

"Retrospective planning application for the installation of containers for storage use (Use Class B8)".

In accordance with the Manchester City Council's local validation requirements, we hereby enclose the following documents:

- Application Form and Certificates, prepared by Turley;
- Site Location Plan, prepared by OpenStudio;
- Existing and Proposed Drawings and Plans, prepared by OpenStudio including:
 - Existing Site Plan
 - Proposed Site Plan
 - Existing West and East Elevations
 - Proposed East and West Elevation
 - Existing Short and Long Sections
 - Proposed Short and Long Sections

Brownlow Yard
12 Roger Street
London
WC1N 8NJU

T 020 7851 4010 turley.co.uk

- Existing Isometric View
- Proposed Isometric View

The requisite fee of £681 has been paid electronically under reference: PP-14195341. The remainder of this letter describes the application site and its context, in addition to further details of the proposals and the planning assessment of the proposed development.

SITE AND SURROUNDING AREA

The site subject of this application concerns 7 William Street, Ardwick, Manchester, M12 5FX, concerning an existing storage yard positioned between the A635 and the A665 with Dark Lane to the rear. The immediate vicinity includes multiple factories, warehouse facilities. Owing to its location on the periphery of the city centre, the site benefits from strong transport links, including proximity to major roads and rail connections.

The site is not allocated within the adopted Development Plan, however it is located within the 'Ardwick Yards and Kay Street' East Manchester Sub Area.

PLANNING HISTORY

A review of the City of Manchester's planning history records show that there is no recorded significant planning history for the site available (aside from Advertisement Consents relating to the perimeter of the site), therefore it is not possible to confirm the lawful use of the site prior to its use as a storage facility. This application seeks to regularise the use of the site in lawful planning terms which is understood to have been in long-term storage use under Class B8 Use.

THE PROPOSED DEVELOPMENT

The proposed development seeks the provision of container storage for the purposes of individual units to be rented out to members of the public for storage purposes. The containers are arranged in rows with internal roads sufficiently wide to accommodate temporary parking for loading and unloading. The storage containers measure approximately 2.4 x 6m, each providing 13.9sqm of internal space, with four units along the eastern edge subdivided into smaller 3.4m² compartments, resulting in a total storage area of approximately 1,025.6sqm.

Vehicular access is provided via the existing sliding gate off William Street, with the site enclosed by palisade fencing and wayfinding signage at the entrance. The ground surface is permeable, with drainage beneath the raised containers, and a small concrete area is located at the entrance.

The site is equipped with lighting and security cameras mounted on the containers, ensuring both functionality and safety.

THE DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Development Plan for the City of Manchester comprises the following:

- Places For Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (2024)
- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012 – as amended);
- Extant UDP - (adopted 1995 and alterations on various dates);
- Greater Manchester Joint Waste Development Plan (2012); and
- Greater Manchester Joint Minerals Plan (2013)

National Planning Policy Framework (2024)

The Government's national planning policies for England are set out in the National Planning Policy Framework ('NPPF') (2024). Supporting the NPPF is the online national Planning Practice Guidance ('PPG' or 'NPPG') (2025), and the National Design Guide (2022). This is also a relevant material consideration when assessing the site.

Supplementary Planning Documents

Other policy documents that are material to the consideration and determination of this planning application include Supplementary Planning Documents (SPD's) prepared by the City of Manchester. Relevant for this application is the following:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

PLANNING ASSESSMENT

Principle of Development – Storage (Use Class B8)

Local Plan Policy JP-J1 (Supporting Long-Term Economic Growth) seeks to foster a thriving, inclusive, and productive economy by prioritising economic diversity, high-value sector growth, and leveraging key regional assets like research institutions, transport links, and skilled labour. It also focuses on low-carbon transition opportunities, sustainable living environments, local job creation through training agreements, and maximising inclusive growth in key locations.

Local Plan Policy JP-J2 (Employment Sites and Premises) notes that existing employment areas that are important to maintaining a strong and diverse supply of sites and will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary.

Local Plan Policy JP-J4 (Industry and Warehousing Development) with regard to warehousing and industrial development confirms that a high level of choice and flexibility will be provided in the supply of sites for new industrial and warehousing floorspace.

Core Strategy Policy SP1 (Spatial Principles) sets out key principles that will guide the strategic development of Manchester.

Core Strategy Policy DM1 (Development Management) confirms principles for development to which design should adhere to. This includes appropriate 'siting, layout, scale, form, massing, materials and

details’ and ‘Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should also have regard to the character of the surrounding area.

The introduction of storage containers will continue to make efficient use of the site, with effective utilisation of previously unused land.

Design

Core Strategy Policy CC 9 (Design and Heritage) requires that the design of new buildings will need to be of the highest standard in terms of appearance and function.

Local Plan Policy JP-S1 (Sustainable Development) confirms that development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, and utilise sustainable construction techniques.

The containers themselves whilst functional, have a consistent material and colour pallet and there is minimal impact on its surroundings due to their single stacked arrangement. The immediate and surrounding context is industrial in nature with similar storage and industrial processes taking place.

the industrial nature of the site. The proposals are considered to comply with the Local Plan Policy which outlines that the design of development proposals should respond to its surroundings.

SUMMARY

In summary, the proposed development:

- Provides external storage that has been operating successfully on site for many years;
- Introduces storage in the form of storage containers;
- Maintains a use that is compatible with the site's industrial nature; and
- Complies with adopted planning policy by supporting employment growth.

To summarise, the proposals deliver a suitable supply of storage space in a manner befitting of the industrial setting of the surrounding area.

Yours sincerely

