
Application number: 143596/FO/2025 - additional information

From [REDACTED]
Date Mon 11/08/2025 10:09
To Planning <Planning@manchester.gov.uk>

 2 attachments (662 KB)
ufm8_Invalid_Application_Letter.pdf; Access Plan (Car Park & Gate) Aug25.pdf;

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Hi there,

I hope your week is going well.

Please find below + attached further application information in support of the above application reference. Please could you confirm that the information here satisfies your queries, and we are able to proceed?

1. Full details of the servicing (deliveries, collection, timings, maintenance) to the use.

Maintenance:

- Planned maintenance will always take place during office hours, Monday to Friday. Vehicle access for these will be infrequent, and using smaller vans or cars which can access the car park easily from New Elm Road and park, without causing obstruction to any neighbouring commercial units or private residents.
- Any reactive maintenance will be carried out with the same arrangements as planned maintenance wherever possible. In an emergency, access will be planned to minimise disruption to all neighbours and prevent road obstructions. The likelihood and impact are both negligible.

Deliveries & Collections:

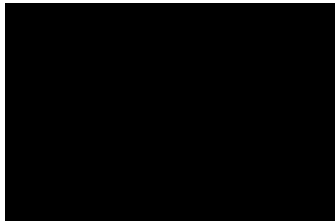
- Delivery frequency will be light – estimated 0-4 vehicles movements per month, with 1 or 2 being the likely average.
- Vehicle size will be moderate to match the vehicles servicing the adjacent Archie's warehouse, and the vehicles used by Laing O'Rourke during construction of Aviva Studios. Vehicle movement and parking will not obstruct roads or access in the area.
- Vehicle waiting will be planned to happen away from the city centre if ever required (but not thought to be necessary).
- Loading and unloading will be carried out during off-peak daytime hours whenever possible. Any peak hour activity will be planned to avoid disruption. Overnight activity will be avoided where possible – where vehicle schedules require any overnight activity, this will be planned by a relevant technical department head to minimise noise disruption.

Attached is a pdf showing our usable car park area, and the joint vehicle entrance.

2. Please confirm if you are applying for a permanent use or a temporary use. If this is temporary, please confirm the period it is being applied for.

We are leasing this site for three years, so would be seeking a temporary use change for this period.

Thanks,



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Factory International

Aviva Studios, Water Street, Manchester M3 4JQ

factoryinternational.org

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