

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142372/FO/2025

Date registered valid: 10 March 2025

Proposal: Extension of existing self-storage warehouse (Use Class B8) and provision of external access storage units.

Address: 202 - 208 Cheetham Hill Road, Manchester, M8 8LW

Ward(s): Cheetham Ward

Applicant: Mr Tim Sweetland Safestore Properties Limited

Agent (if any): Mr Hardeep Ryatt Vincent and Gorbing

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 29 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit:

Standard consultations:

Printed: 1 April 2025 Expired: 24 April 2025

Neighbour notifications

Printed: 20 March 2025 Expired: 10 April 2025

Site notice

No site notice has been produced

Press advert

Published: 1 April 2025 Expired: 22 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a

protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Highway Services
Environmental Health
Historic England (North West)

Showroom 2B, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 2A, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 8, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 7, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Second Floor Suite 3, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Second Floor Suite 2, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Second Floor Suite 7, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Second Floor Suite 6, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
50 Bent Street, Manchester, M8 8NW
48 Bent Street, Manchester, M8 8NW
169 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 6 Office B, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Unit 2 Ground Floor, 43 North Street, Manchester, M8 8RE
Unit 1 Ground Floor, 43 North Street, Manchester, M8 8RE
Prayer Room First Floor, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 6 Office C, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
59 - 63 North Street, Manchester, M8 8RE
Units 4 And 5, 59 - 63 North Street, Manchester, M8 8RE
Unit 3, 182 - 190 Stocks Street, Manchester, M8 8QH
First Floor Suite 10, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 9, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 8, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 7, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 6 Office A, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 5, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 4, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 3, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 2, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
First Floor Suite 1, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 6, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
HABIB BANK A.G. ZURICH, Showroom 5, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 4A, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 3, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
210 Cheetham Hill Road, Manchester, M8 8LW
Elliotts Car And Van Hire, 210 - 216 Cheetham Hill Road, Manchester, M8 8LW
First Floor, 43 North Street, Manchester, M8 8RE
Unit 29, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 28, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
190 Cheetham Hill Road, Manchester, M8 8LW
171 Cheetham Hill Road, Manchester, M8 8LG
Bauer And Stocktons, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
Showroom 1, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
The Point, 173 Cheetham Hill Road, Manchester, M8 8LG
182 - 190 Stocks Street, Manchester, M8 8QH
167 Cheetham Hill Road, Manchester, M8 8LG
165 Cheetham Hill Road, Manchester, M8 8LG

186 - 188 Cheetham Hill Road, Manchester, M8 8LW
54 - 56 Stocks Street, Manchester, M8 8QJ
51 North Street, Manchester, M8 8RE
Unit 4, 182 - 190 Stocks Street, Manchester, M8 8QH
Unit 2, 182 - 190 Stocks Street, Manchester, M8 8QH
Unit 1, 182 - 190 Stocks Street, Manchester, M8 8QH
Showroom 2, The Point, 173 Cheetham Hill Road, Manchester, M8 8LG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA