MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141834/FO/2025
Date registered valid:	21 February 2025
Proposal:	Elevational alterations in association with the sub-division of the building to create 5 wholesale cash and carry 5 units (sui generis)
Address:	Royal Works, 41 Broughton Street, Manchester, M8 8AN
Ward(s):	Cheetham Ward
Applicant:	Mr Arshad Mahmud, Royal Works
Agent (if any):	Mr Lee Walsh, 12/23 Architecture Design Ltd
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 February 2025

Standard consultations:
Printed: 27 February 2025 Expired: 20 March 2025

Neighbour notifications
Printed: 27 February 2025 Expired: 20 March 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, part single, part two storey, flat roof building, situated at the corner of Broughton Street and Sherborne Street.

Sherborne Street frontage

Broughton Street frontage

The building is subdivided into various wholesale, cash and carry uses and includes a series of ground floor, display windows to both street frontage that the building addresses and storage/ancillary space above. The rear and western side of the building incorporates gated servicing areas.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated along Waterloo Road on the western edge, but within the 'warehouse district' - as identified by the Strangeways Local Plan, as well within the allocated area policy bounds of saved policy CC10 of the UDP.

The side of road to which the site relates is dominated by various wholesale uses and general industrial buildings with large floor plates comprising a mixture of older, brick-built warehouses and larger, new build, metal clad structures. To the north and east of the site, site is bounded by relatively recent warehouse developments.

Description of development

Planning permission is sought for elevational alterations in connection with the sub-division of the building to create 5 wholesale cash and carry 5 units (sui generis). Namely, the insertion of new doors to the northern and eastern elevations to facilitate access to the new units.

The building has previously received permission for similar alterations which have not been implemented.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services

Environmental Health – No objection. Condition are recommended in relation to construction hours, operational hours, servicing hours, waste management and external plant equipment.

Planning History

138594/FO/2023

Elevational alterations involving the creation of new window and door openings. *Approved 9 January 2024.*

063333/FO/NORTH1/01

Sub-division of ground floor unit to form 2no. units (warehousing) with elevational alterations. *Approved 8 November 2001*.

029358

Construction of three display windows, new entrance and security shutters to existing building. *Approved 13 July 1987.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy CC10 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, SP1, EC1 and EC2 of the Manchester Core Strategy;
- Places for Everyone Joint Development Plan;
- Strangeways Local Plan;
- National Planning Policy Guidance;
- National Planning Policy Framework (NPPF).

Issues

Principle

The application site relates to an existing, wholesale warehouse within the 'warehouse district' - an area for which development plan policy supports the general principle of development that support a high degree of economic activity and contribute to the employment function of the area.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale trades which dominate these areas.

The sub-division in itself does not require planning permission as the units to be created would remain within the same use. It is considered that the general principle of the proposed alterations would be acceptable subject to any impact to the character and appearance of the host building and immediate area. On this basis, the proposed works are considered compliant with the aforementioned policy and guidance. Specific issues are outlined further below.

Visual Amenity

The proposed alterations to the ground floor of the building are considered minor in nature and involves the insertion of new entrance doors in place of existing windows which reflect the proportions of existing door openings.

The existing building is not of significant architectural merit or character and given previously alterations to the host building and the surrounding commercial context with building elevations of a similar appearance, the proposed alterations would appear intrusive or out of keeping. The proposal is therefore considered to have a neutral impact to visual amenity.

Residential Amenity

This part of Cheetham is dominated by similar, businesses and is identified within policy as being suitable for such businesses.

Given the context of the area and the detached position of the nearest residential neighbourhood situated at a higher topography to the west, it is not believed that there would be any harmful impact to residential amenity as result of any intensification of use.

Waste Management

Due to the creation of further units, additional demand would be placed on waste management. Whilst the submitted drawings indicate collection points for each unit, further information is required in relation storage, capacity and number of receptacles for each waste stream. An appropriate condition is included.

Other Matters

Environmental Health suggest conditions to control hours of operation and servicing. As the proposal relates solely to elevational alterations to an existing development to allow for sub-division, it would not be reasonable to place further restrictions.

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 polices 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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing referenced PL100 received by the City Council as Local Planning Authority on 3 January 2025, drawings referenced PL001, PL002 and PL004, received by the City Council as Local Planning Authority on 20 January 2025 and drawing referenced PL006, received by the City Council as Local Planning Authority on 14 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the elevational alterations hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used, pursuant to policies DM1 of the Manchester Core Strategy.

4) Any externally mounted ancillary plant or equipment shall be selected and/or acoustically insulated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location. Details of the scheme should be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site prior to installation of any plant. The approved scheme shall be fully implemented prior to first use and in accordance with the details agreed and a verification report shall be submitted and approved in writing in order to validate the works undertaken conform to the requirements within the report.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, the units shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, has been

submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - Confirmation of the number and size of containers to be provided for each unit is required due to the intensification of use and in the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Units 8B 8D 8E And 8F, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 1B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Unit 3B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Cici House, 58 Derby Street, Manchester, M8 8HF
39B Broughton Street, Manchester, M8 8LZ
Rear Unit B3, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
29 Cheetwood Road, Manchester, M8 8AQ
J D PICTURE FRAMES LTD, Unit 2, 29 Cheetwood Road, Manchester, M8 8AQ
Unit 1, 29 Cheetwood Road, Manchester, M8 8AQ
Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
1A Bradstone Road, Manchester, M8 8WA
Unit 20, Commerce House, 54 Derby Street, Manchester, M8 8HF
Unit 23, Commerce House, 52 - 54 Derby Street, Manchester, M8 8NE
72 Sherborne Street, Manchester, M8 8HU
Unit 2, Commerce House, 54 Derby Street, Manchester, M8 8HF
11 Sherborne Street, Manchester, M3 1JS
Unit 14 And Unit 16, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
74G Sherborne Street, Manchester, M8 8HU
41B Broughton Street, Manchester, M8 8AN
Unit 4, 29 Cheetwood Road, Manchester, M8 8AQ
21 Cheetwood Road, Manchester, M8 8AQ
First Floor, 37 Broughton Street, Manchester, M8 8LZ
1F Bradstone Road, Manchester, M8 8WA
Warehouse Unit 1, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 4, Commerce House, 54 Derby Street, Manchester, M8 8HF
Units 6 To 8A, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
47 Broughton Street, Manchester, M8 8AN
51A Sherborne Street, Manchester, M8 8LE
74F Sherborne Street, Manchester, M8 8HU
74 Sherborne Street, Manchester, M8 8HU
Unit 21, Commerce House, Sherborne Street, Manchester, M8 8NE
51B Sherborne Street, Manchester, M8 8LE
Unit 1A1, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units B4 To B6, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Royal Works, 53 Sherborne Street, Manchester, M8 8LE
1B Bradstone Road, Manchester, M8 8WA
Units 17 And 19, Commerce House, 52 - 54 Derby Street, Manchester, M8 8NE
52 Broughton Street, Manchester, M8 8NN
Unit 3, 41B Broughton Street, Manchester, M8 8AN
Unit 1, 41B Broughton Street, Manchester, M8 8AN
74D Sherborne Street, Manchester, M8 8HU
74A Sherborne Street, Manchester, M8 8HU
45 Broughton Street, Manchester, M8 8AN
Unit B2, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
41A Broughton Street, Manchester, M8 8LZ
Unit 3, Royal Works, 41 Broughton Street, Manchester, M8 8AN
Commerce House, 54 Derby Street, Manchester, M8 8HF
1 Bradstone Road, Manchester, M8 8WA

48 Broughton Street, Manchester, M8 8NN
Unit 11, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
39 Broughton Street, Manchester, M8 8LZ
3 Bradstone Road, Manchester, M8 8WA
Unit 13B, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Units 8E And 8F, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 10A, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
74C Sherborne Street, Manchester, M8 8HU
74H Sherborne Street, Manchester, M8 8HU
Unit 2B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Unit 18 To 20, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Units A4 And A5, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units A2 And A3, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Rear Of, 29 Cheetwood Road, Manchester, M8 8AQ
39C Broughton Street, Manchester, M8 8LZ
Sabah, Unit 5, Royal Works, 53 Sherborne Street, Manchester, M8 8LE
MIA Fashions, Unit 1, Royal Works, 41 Broughton Street, Manchester, M8 8AN
Bsv International, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
1C Bradstone Road, Manchester, M8 8WA
Unit 22, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
37A Broughton Street, Manchester, M8 8LZ
Luross House, Derby Street, Manchester, M8 8HF
Unit 13A, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Units 8B And 8D, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Unit 3, 29 Cheetwood Road, Manchester, M8 8AQ
Unit 10, Commerce House, 54 Derby Street, Manchester, M8 8HF
Unit 1, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
1E Bradstone Road, Manchester, M8 8WA
Unit 27, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 9A, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 1, Vitco House, 49 Sherborne Street, Manchester, M8 8LE
Unit 15, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Units 3 And 5 And 7 And 9, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 21, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 1B, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
51 Sherborne Street, Manchester, M8 8LE
Unit 10B, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
74E Sherborne Street, Manchester, M8 8HU
56 Derby Street, Manchester, M8 8HF
Unit B1, C And C Industrial Estate, Broughton Street, Manchester, M8 8LR
39D Broughton Street, Manchester, M8 8LZ
Unit 4, Royal Works, 53 Sherborne Street, Manchester, M8 8LE
Big Stuff, Unit 2, Royal Works, 41 Broughton Street, Manchester, M8 8AN
50 Broughton Street, Manchester, M8 8NN
1D Bradstone Road, Manchester, M8 8WA
37 Broughton Street, Manchester, M8 8LZ
Ground Floor, 37 Broughton Street, Manchester, M8 8LZ
102 Broughton Street, Manchester, M8 8AN
Unit 2, 41B Broughton Street, Manchester, M8 8AN
74B Sherborne Street, Manchester, M8 8HU
39A Broughton Street, Manchester, M8 8LZ
Unit B3 Front, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
43 Broughton Street, Manchester, M8 8AN

Unit 32, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
1G Bradstone Road, Manchester, M8 8WA
Unit 25, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 13, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF

Appendix 2 – Planning constraints

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