

PLANNING APPLICATION WITHIN
A CONSERVATION AREA

FOR

THE CREATION OF 4NO SERVICED
APARTMENTS, WITH ROOF
TERRACE AND ERECTION OF
ROOF TOP EXTENSION

MARKETING SUITE
40 POTATO WHARF
CASTLEFIELDS
MANCHESTER
M3 4NB

ON BEHALF OF
FOUR PILLARS INVESTMENTS LTD

DESIGN AND ACCESS, PLANNING STATEMENT
DATED: NOVEMBER 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE
GROTON
OLDHAM
OL4 5QY

TEL 07753859616
EMAIL: alan.davies@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 – The existing Potato Wharf Marketing suite at 40 Potato Wharf, Castlefield, M3 4NB, is a permanent structure with an adjoining substation that was given planning approval in March 2007 under app reference no. 08229/FO/2007/C3. It had approved use as Sui Generis (no class is specified in the Schedule to the Use Classes).

1.02 - The site is adjacent the River Medlock and the corner of Elm New Road

1.03 - The site is not used and has been vacant for a few years.

2.0 – CONSERVATION AREA

2.01 – The site is within Castlefields Conservation Area

3.0 – PROPOSALS

3.01 - The First and Second Floors of the existing building where used as show flats for the new development in Potato Wharf.

The proposals are to replace these with 4No Serviced Apartments Two at First Floor and Two at Second Floor. The Services Apartments will be short term rentals for visitors to Manchester.

The proposal also includes a new access to a roof top terrace for the use by visitors to the Serviced Apartments

3.02 - The materials will match the contemporary cladding that covers the existing building. New windows formed will match the design and style of the existing.

3.03 - The use of the building will be fully disabled accessible with level access at the front and rear of the building.

3.04 - An existing lift within the building will provide disabled access to the upper floors.

3.05 - The serviced apartments are above the convenience store at Ground Floor and are owned by the operator. The bookings are all done online and details are provided on booking.

Checking in can be done at the convenience store during opening hours. Out of hours will be arranged by key locks.

3.06- The design of the roof top extension is to match the existing using the same materials. The street scene will not be unduly affected as the extension and new windows are above street level and use matching materials.

4.0 - WASTE COLLECTION

4.01- The waste collection for the Serviced Apartments will be a separate operation from the Convenience Store.

As the serviced apartments are on a short term let, once the apartment is empty a team of cleaners will arrive and clean the apartment. They will also remove any waste/rubbish collected and dispose of with recycling also taken into account.

5.0 - CONCLUSION

5.01- The proposal is in keeping with the area and has its own independent access.

The materials to be used will match existing to keep the contemporary look.