

PLANNING APPLICATION WITHIN
A CONSERVATION AREA

FOR A SINGLE STOREY REAR
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)
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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 proposal is to form a small single storey rear extension to the retail area at Ground Floor.

3.02 - The materials will match the contemporary cladding that covers the existing building.

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.

4.0 - CONCLUSION

4.01- The proposal is a small extension to the rear and is to provide extra floor space for the Retail Use.

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