



FOB Design
72a Water Lane
Wilmslow
SK9 5BB

Tel: 01625 251644
Email: office@fob-design.com
Web: www.fob-design.com



GREEN

WORK

LIVE

PLAY

SHOP

LEISURE

Retrospective: temporary security Installation (2.4m palisade fencing to perimeter, razor wire to roof) positioning of two no. 40' ancillary storage containers, use of existing building as "cash & carry" wholesale retail outlet.

102 -104, Waterloo Road, Manchester M8 8AW. Aug. 24.

Context

The site gained planning consent last year for a new build wholesale retail warehouse (132635/FO/2022). Whilst it remains the applicant's intention to build this out, the market is currently less favourable than when the application was lodged hence the decision was taken to use the existing building as a photography studio and then, more recently as a cash and carry wholesale retail warehouse which opened in early Summer, 2024.

However, from the outset security was a problem with attempted break-ins and more seriously, people accessing the roof such that additional security was deemed necessary. This constituted perimeter palisade fencing, razor wire to the roof and the positioning of two, freight containers near the entrance of the building for the storage of valuable goods. However, the applicant was unaware that the above measures would require planning permission and the site has recently become subject to an enforcement notice (ENF 15827/23). Moreover, further security incidents continue to occur - including a vehicle crashing into the perimeter fencing (appendix A).

Proposal

A temporary planning consent for the current use is sought (two years) after which the consented works are programmed to start. Whilst the galvanised palisade fencing is contextual within the area, this is primarily confined to the rear of the nearby buildings hence it is proposed to paint the fence facing Waterloo Road and Broughton Street black to minimise visual impact. The two shipping containers would also be painted black if the above is deemed acceptable.

Finally, as requested, any advertising fixed to the fencing has now been removed.



view of site from Broughton St

Appendix 1.



Excerpt from CCTV the moment a car collided with the fence



Excerpt from CCTV of two individuals scaling the wall with a ladder early one morning.