

Sue Wills
Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Ref: 032-009
Via Planning Portal (ref. PP-12840001)

Date: 10 April 2024

Dear Sue,

Storage World, Ambrose Street

Non-material amendment to planning permission reference 135680/FO/2022

On behalf of our client, Storage World, we have submitted an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (introduced by S.190 of the Planning Act 2008) of planning permission reference 135680/FO/2022 relating to the approved erection of a self-storage facility at the above address ['the site'].

The nature and scope of this submission follows pre-application consultation with Network Rail and with Mr Dez Jones at Manchester City Council. It comprises the following documents:

- Application form
- Application fee (£293)
- This cover letter
- Proposed Master Plan (ref. MH1314-06 Rev F)
- Proposed Site Plan (ref. MH1314-07 Rev G)
- Proposed Upper Floor Plans (ref. MH1314-08 Rev D)
- Proposed Elevations (ref. MH1314-09 Rev E)
- Proposed Roof Plan (ref. MH1314-10 Rev C)
- Proposed External Works (ref. MH1314-11 Rev D)
- Electrical Services External Lighting plan (ref. AMST-WAT-ZZ-00-DR-E-63100 rev. P04)
- Foundation Layout (ref. 11325-001 Rev P1)
- Cut and Fill and Earthworks Volumes plan (ref. 11325 - 900 Rev P1)

- External Works plan (ref. 11325-050 Rev P1)

Context

Planning permission was granted on 26 January 2024 for the '*erection of five storey self-storage facility (Class B8) together with associated parking, circulation space and stores, landscaping, boundary treatment and roof mounted photovoltaic panels, following demolition of existing buildings*' (ref. 135680/FO/2022) at the site.

The existing planning permission cannot be implemented due to a restrictive covenant that prevents buildings within 3.05 m (10ft) of the railway retaining wall on the northern boundary of the site.

The presence of the covenant was only identified relatively late in the application process and, following legal advice and discussions with Network Rail, its removal would be neither timely nor likely to be successful, and so the only practicable option to deliver the redevelopment of the site is to vary the existing planning permission ref. 135680/FO/2022 through a S96A non-material amendment.

The proposals

This application therefore seeks approval to move the northern elevation of the permitted building slightly away from the Network Rail boundary. This will result in a slightly smaller building and also proposes to amend the position of the external fire escape door on the northwest corner of the building.

The extent of the amendment will only need to set back the northern elevation by circa 0.7 metres from the approved scheme to take the whole building outside of the 10ft restrictive covenant (hatched in orange at **Appendix 1**). Appendix 1 also identifies the relationship between the footprint of the approved scheme (ref. 135680/FO/2022), the 10ft restrictive covenant and the proposed building line should this non-material amendment be approved.

The amendment will result in a loss of floorspace of 80m² per floor or a total of 400m² total over the five floors.

Due to the loss of floorspace, the stairwell at the northwest corner of the building is proposed to be realigned through 90 degrees from being accessed from the western elevation to taking access from the northern elevation.

The above changes require updates to previously approved drawings as set out below:

Previous approved plan ref	Updated plan ref	Plan referenced in condition
Proposed Master Plan (ref. MH1314-06 Rev E)	Proposed Master Plan (ref. MH1314-06 Rev F)	2,
Proposed Site Plan (ref. MH1314-07 Rev F)	Proposed Site Plan (ref. MH1314-07 Rev G)	2, 8, 9
Proposed Upper Floor Plans (ref. MH1314-08 Rev C)	Proposed Upper Floor Plans (ref. MH1314-08 Rev D)	2
Proposed Elevations (ref. MH1314-09 Rev D)	Proposed Elevations (ref. MH1314-09 Rev E)	2
Proposed Roof Plan (ref. MH1314-10 Rev B)	Proposed Roof Plan (ref. MH1314-10 Rev C)	2
Proposed External Works (ref. MH1314-11 Rev C)	Proposed External Works (ref. MH1314-11 Rev D)	2, 10, 17
Electrical Services External Lighting plan (ref. AMST-WAT-ZZ-00-DR-E-63100 rev. P03)	Electrical Services External Lighting plan (ref. AMST-WAT-ZZ-00-DR-E-63100 rev. P04)	2, 29
Foundation Layout (ref. 11325-001 Rev T2)	Foundation Layout (ref. 11325-001 Rev P1)	2
Cut and Fill and Earthworks Volumes plan (ref. 11325-900 Rev T1)	Cut and Fill and Earthworks Volumes plan (ref. 11325 - 900 Rev P1)	2
External Works plan (ref. 11325-050 Rev T2)	External Works plan (ref. 11325-050 Rev P1)	2, 11

Asides from updating the drawing references within conditions 2 (approved drawings), 8 (parking), 9 (EV charging points), 10 (cycle parking), 11 (off-site highways works), 17 (waste storage) and 29 (external lighting), the wording as previously approved for these conditions does not need to be varied.

Pre-application engagement

Pre-application advice was sought with MCC planning officers and Network Rail were notified of the proposed development prior to submission of the application.

Dez Jones (MCC Planning) confirmed through a Teams meeting on 25 March 2024 that the above proposals could be regularised through a non-material amendment application, while Network Rail were verbally supportive of the building being fully outside of the restricted covenant.

Key planning considerations

The principle of development has already been accepted through planning permission ref. 135680/FO/2022.

The only changes proposed through this application are a minor realignment of the northern elevation and the reorientation of an internal staircase. The amendment will have a non material effect on the northern elevation (0.7m variation away from the railway) and no effect on the siting of the remainder building, all elevations of which will remain the same.

The amendments will have no impact on the use (as self-storage (B8)), job numbers created, or the landscaping scheme delivered.

The changes are de-minimis, with when viewed from the public highway, railway or other public vantage points and are clearly non-material.

The external navigation / fire escape will remain intact, as the proposed amendment simply rotates the stairwell so it faces north. This will not affect access or egress from this point, nor have any safety implications as there is a minimum 10ft gap between the building and boundary wall.

For the reasons set out above and as agreed through pre-application engagement, the proposals to amend the scheme approved through permission ref: 135680/FO/2022 would be non-material in accordance with Section 96A of the Town and Country Planning Act 1990.

We look forward to receiving confirmation of a valid application in due course and for the proposed amendment to be approved efficiently so the building works can commence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Thomas O'Kane'.

Thomas O'Kane

cc: Storage World

enc: As above

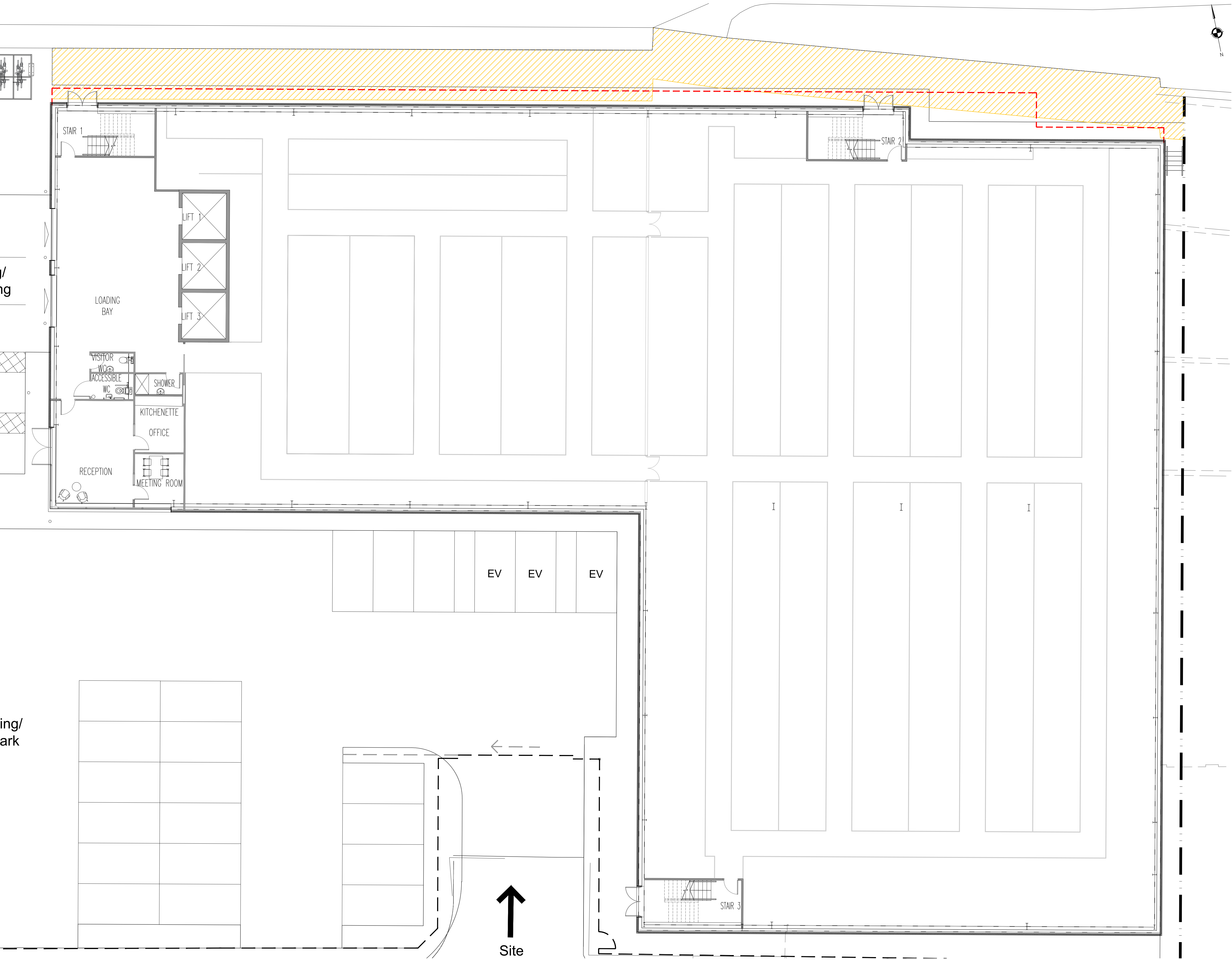
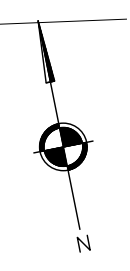
Appendix 1 – Plan ref. MH1314-SK4

Appendix 1 - Plan ref. MH1314-SK46

KEY:

--- FOOTPRINT OF PREVIOUS SCHEME PLANNING
REF: 135680/F0/2022

10FT RESTRICTIVE COVENANT TO NETWORK RAIL
BOUNDARY



Rev	Description	Date	By	OK
Status		Purpose for Issue		
Planning	☐ Tender	☐	INFORMATION	
Construction	☐ As Built	☐		

Client
STORAGE WORLD

Contract
PROPOSED WORKS
STORAGE WORLD, AMBROSE STREET,
MANCHESTER

Drawing
PROPOSED GROUND FLOOR PLAN

bateandtaylor
architects

www.bate-taylor.co.uk

macintosh house
4a cambridge street
manchester m1 5gg
tel: 0161 236 0999
fax: 0161 236 0404
mail@bate-taylor.co.uk

Drawing No. MH1314-SK46 Revision /
Scales 1:100@A1 Date MAR '24
Drawn LT Checked GB

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DO NOT scale from this drawing.

