Steve Costello Building & Property Consultant
Project & Construction Management Consultant

Planning Statement At
68 Derby St
Manchester
M88AT

For

PJK UK Enterprises Limited
68 Derby St
Manchester 8
M88AT

5th December 2023

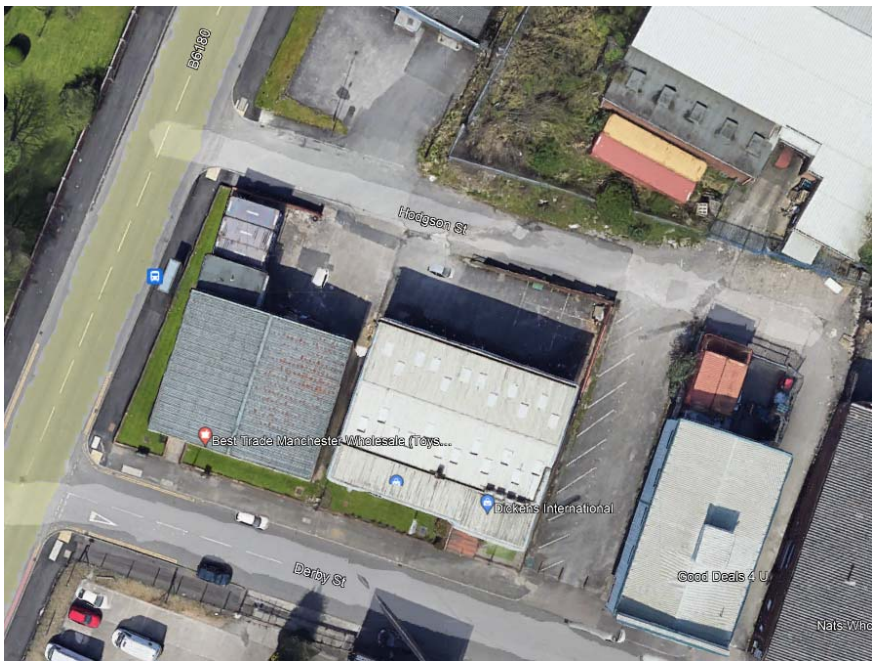
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PJK UK Enterprises Limited 68 Derby St Manchester M8 8AT

Planning Statement

1. The supporting Planning Statement has been prepared by Steve Costello in support for a full application for the construction of a new build extension on behalf of PJK UK Enterprises Ltd.

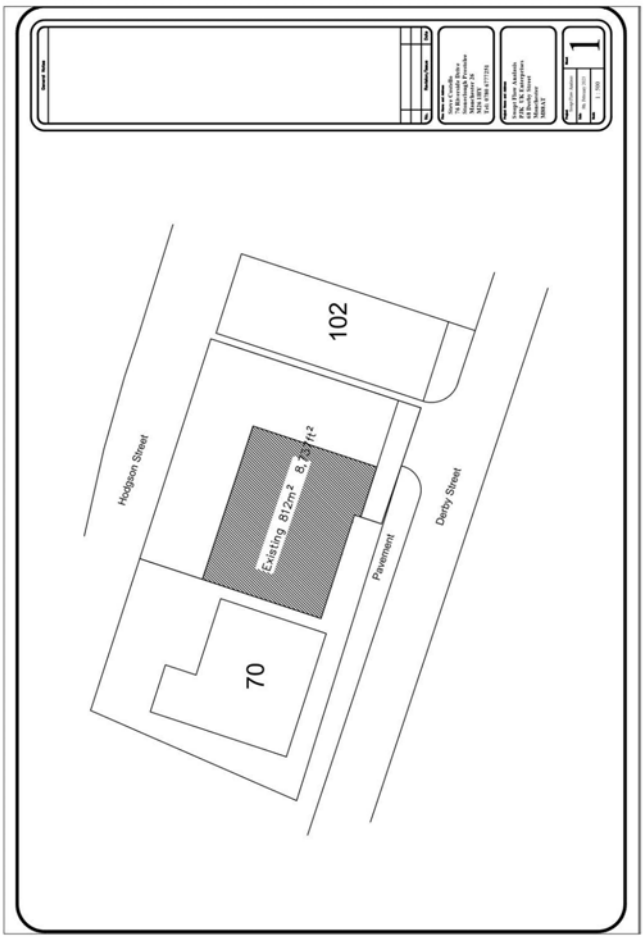
- The site was developed in the 1970s.
- The site was re developed in the late 1980s.
- The site now comprises of a Showroom / storage facility.
- The site comprises of offices, storage.
- The site is less than 2 miles from Manchester City Centre
- There are separated buildings to the West & East
- The site is located on Derby Street Manchester.
- This area is well established for this type of trade & development



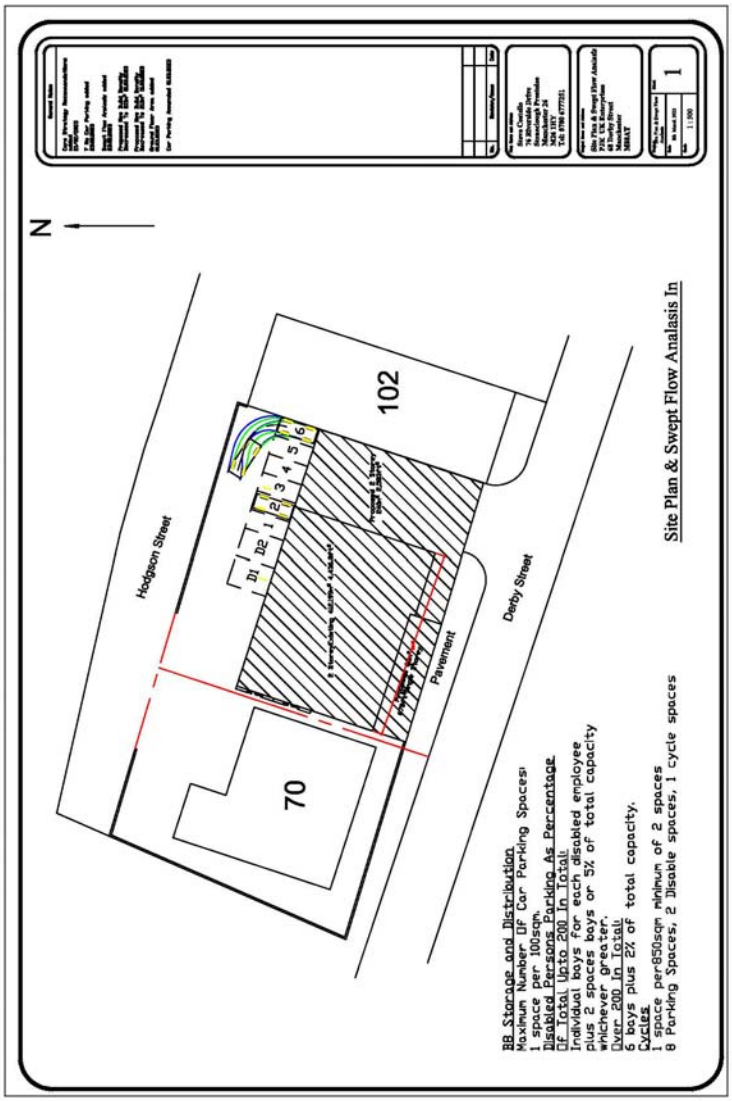
2. The site is accessed from Derby Street & Hodgson Street

- The site has a rise from West to East on Derby St
- The site has a rise from West to East on Hodgson St
- The site has a large rise from from South to North from Derby Street
- There is room to provide parking & disabled parking within the site.
- The visibility form Derby St & Hodgson St is good.
- Facilities within the buildings include WC, wash hand, basins, power points, lighting and welfare facilities also the site is clearly marked for pedestrian and mechanical access and egress.

Existing Site Plan



Proposed Site Pan



3. The new building is to be used for B8 To Warehouse distribution.

4. The site is already mature and there is no need for planting scheme

5. The site was previously of Victorian descent with no past relics

- The site is considered of modern construction and has no historical merits