

Installation of Temporary Self Storage Units 28 Southall Street, Manchester, M3 1LG.

1. Introduction

The purpose of this report is to explain the strategy behind the installation of self-storage units on the vacant land located on Southall Street, Manchester.



1.1 Planning History

Reference number: 27718/FO/2020.

Proposal: Erection of a 2.4m high Paladin fence and access gates to the northern boundary fronting Southall Street and a 2.4m high Paladin fence to the side (western boundary) to secure site.

Decision: Approved.

Decision Date: 03-09-2020.

2. Design

2.1. Site Assessment

The applicant site is located within an employment area with surrounding mixed uses such as offices, warehouses, residential and cash and carry's. The building to the rear is storage facility and there is a HMP Strangeways visitor centre to the opposite. Historically the site had a 4-storey warehouse, which was destroyed and cleared in 2018 then later the site secured with a new boundary palisade fence as approved in 2020 and there will be no changes made to the boundary treatments.



2.2. Proposition

The applicant is proposing to utilise the site until further permanent development has been sought therefore the current proposal would be to install temporary storage containers for up to 5 years. The containers will be available to hire by local businesses and residents. The containers will be used to store general convenience items, household goods or for customers who moving properties. There will be no vehicles or large industrial items being stored.

The site will be secured by CCTV and the gates will be always locked but accessible only by each tenant via a keypad system. Access to the site will be usually be allowed between 09:00 to 21:00 via a booking system and no more than three vehicles will be allowed on site at each booking. The maximum size vehicle allowed on site would be the Luton Removals van with Tail Lift. The central part of the land is tarmac finish hardscaping therefore there will no risk of tyre dirt when vehicles exit site. Security sensor lighting will be installed on site fixed to containers and switched on only when the site is in use. 2no. Euro bins are provided within a 1.8m high hit and miss timber fence enclosure with open to front, which shall be collected every fortnight by waste collection company Biffa or Suez. Refuse company will have access to the site and collect the bins from the refuse area as shown on the site plan.

Self Storage Container Schedule				Area (sq.m)	Area (sq.ft)
Type	No.	Size (m)			
10ft Container	18	3x2.4x2.4m		7.2sq.m	77sq.ft
20ft Container	25	6x2.4x2.4m		14.4sq.m	155sq.ft
30ft Container	10	9.1x2.4x2.4m		21sq.m	226sq.ft
40ft Container	3	12.1x2.4x2.4m		29sq.m	312sq.ft
TOTAL	56				