

1a Derby Street, Manchester

[PS]K Design

Prepared by
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1a Derby Street, Manchester, M8 8QE

Warehouse Extension & Renovation

P0605-PSK-XX-XX-T-A-240201

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For and on Behalf of

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1.0 Introduction

We are making this application on behalf of JC Wholesale who are the owners of 1 Derby Street. The building is a 1 & 2 storey concrete framed, flat roofed, building which is currently vacant and has been for a number of years now. It was last used as a warehouse. The proposal is to bring the building back in to full use and utilise the redundant space to the St Thomas Place elevation and first floor.

2.0 Site

The property is located in the Cheetham Ward on the corner of Derby Street, Red Bank Road and St Thomas Place. The area is predominantly comprised of warehousing and light industrial buildings.

The property is bounded by public highways on three sides with the fourth side being the Mana Christian Church which is a 2-storey red brick building on Stanley Street, separated by an open service yard. The existing 3 entrances are on the Derby Street elevation. The building is set back approx. 5m from the St Thomas Place pavement boundary. This is currently an overgrown strip of scrub land which was previously used as a loading bay.

Work began on developing the building in 2018 but was never finished.

3.0 Proposal

The proposal is to fully refurbish the building and bring it back into full use as warehouse space and at the same time extend the building inline with the previous approval granted in 2017. That approval included expanding the first floor to give full coverage and a 2-storey expansion along the St Thomas Place elevation.

This application is to create the same floor space as the 2017 approval (114765/FO/2016) but with the rendered aesthetics of the 2020 approval (127194/FO/2020)

4.0 Planning History

098145/FO/2011/N1

Change of use from one warehouse (B8) to two wholesale cash and carry warehouses (sui generis), with associated external and internal alterations.

Approved 29/02/2012

114765/FO/2016

Erection of a two-storey rear extension and first floor rear extension in association with the existing wholesale cash and carry (Sui Generis Use).

Approved 21/04/2017

117819/JO/2017

Variation of condition 3 (specified plans) attached to planning permission referenced 114765/FO/2016 to allow elevational alterations.

Approved 11/12/2017

125569/FO/2019

Erection of two storey side and first floor rear extension to create additional storage and display area (Class B8) together with elevational alterations and new access ramp.

Withdrawn 23/01/2020

127194/FO/2020

Erection of first floor extension to create additional floorspace (Class B8) together with elevational alterations, new bin store and alterations to the servicing area.

Approved 14/07/2020\

5.0 Landscape

The site is a fully built up area with no landscaping merit.

6.0 Access

The current pedestrian access points are from Derby Road. Each existing door has a number of steps due to the difference in internal and external levels. There is currently no level access points. The proposal creates a ramped access to the main entrance doors and a second ramped access to the rear of the building.

There is no onsite parking available. The current loading bay is located along the St Thomas Place elevation accessed from Derby Street. The position of this is not proposed to change. The loading bay will become internal, but the access point is retained.

An internal cycle store is proposed accessed from the rear of the building.

Appendix 1 – Schematic overview of the system



Figure 1 Location Plan

Appendix 2 – Site Photographs



Figure 2 Site Plan

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Figure 3 Red Bank Road - Derby Street corner



Figure 4 Red Bank Road - St Thomas Place corner

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Figure 5 Derby Street



Figure 6 St Thomas Place

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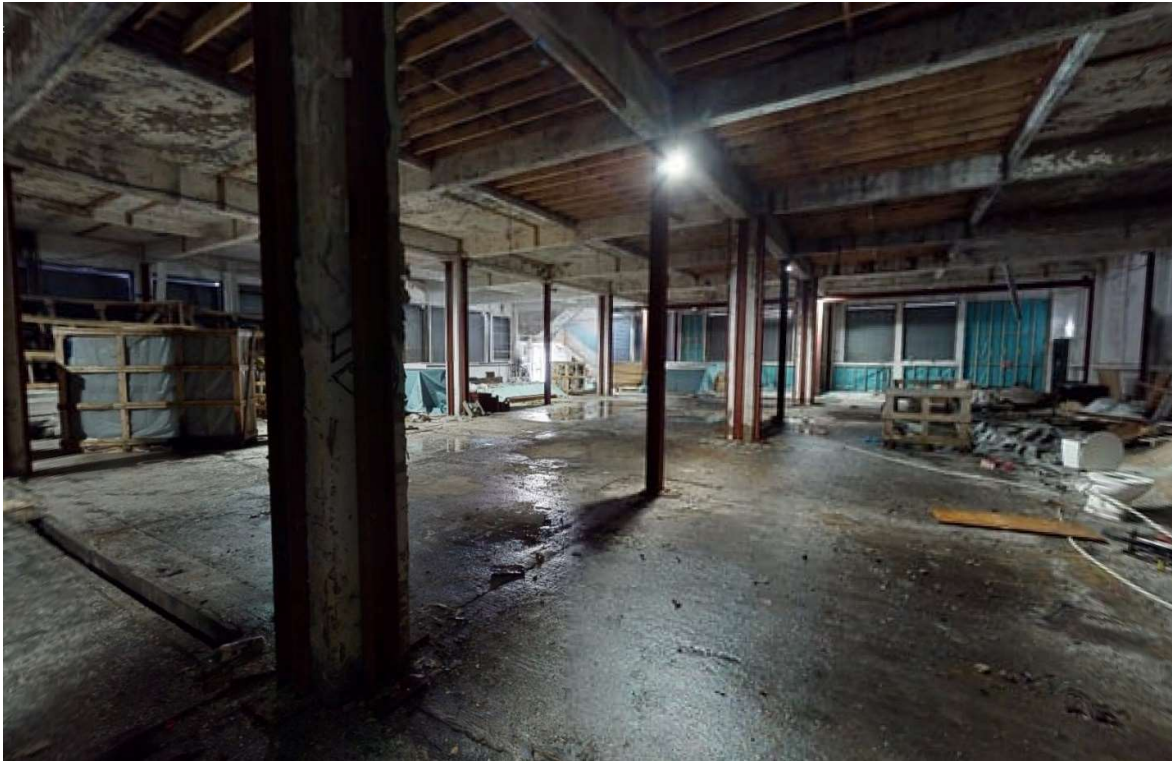


Figure 7 Ground Floor



Figure 8 First Floor