

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145205/FO/2026
Date registered valid: 20 February 2026
Proposal: Retention of a steel shelter associated with existing garage.
Address: Tiger Tyres Centre, 101 Fairfield Street, Manchester, M1 2WG
Ward(s): Piccadilly Ward

Applicant: Mr Thar Alokleh, Tiger Tyres Centre Ltd
Agent (if any): Mr Reuben Ramelize, Arch Designs
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 April 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 March 2026

Standard consultations:

Printed: 26 February 2026 Expired: 19 March 2026

Neighbour notifications

Printed: 26 February 2026 Expired: 19 March 2026

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site in question is a parcel of land situated on the corner of Fairfield Street and St Andrew's Street, with Helmet Street adjoining St Andrew's Street close to this junction, almost creating a three-way junction.

The site currently operates as Tiger Tyre Centre MCR. Access in the site is from the junction of St Andrew's Street and Helmet Street, whilst exit out of the site is on to Fairfield Street.

The boundary treatment to the site features light grey fencing. The main original building structure to the site is primarily constructed from red brick.

The surrounding area is predominantly dominated by industrial and commercial uses at present.

Network Rail's Square One building is situated to the north of the site. Piccadilly Station is situated further up Fairfield Street, with various rail lines passing over Fairfield Street in close proximity to the site.

The site is not within a Conservation Area and there are no listed buildings within the setting of the site.

Description of Development

The application seeks planning permission for the temporary retention of a steel shelter associated with existing garage for a three year period.

Consultations & Notification Responses

Highway Services – Advised that a Construction Management Plan should be attached as a condition to any approval. This consultation response was made before the Local Planning Authority were aware that the structures had already been erected. As they have been erected, the condition has therefore not been attached.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- JP-Strat2 - City Centre
- JP-C5 - Streets for All
- JP-P1 - Sustainable Places

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- SP1 - Spatial Principles
- EN1 - Design Principles and Strategic Character Areas
- CC5 - Transport
- T1 - Sustainable Transport
- DM1 - Development Management

National Planning Policy Framework (NPPF) (2024)

- Chapter 9 - Promoting Sustainable Transport
- Chapter 12 - Achieving well-designed places

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Principle of Development

The application originally received on 17 February 2026 sought consent for the erection of steel shelter. A site visit revealed that the structure had already been constructed.

The site in question is an area subject to future regeneration plans and the City Council would not be able to support the principle of such a structure on a permanent basis due to potential impact upon future regeneration.

The City Council would be able to support the principle of the development on a temporary basis for 3 years. Then after this 3 years period, the development could be re-assessed as to what impact it might have upon future regeneration.

The applicant agreed to amend the planning permission to seek the retention for a temporary period of 3 years. On this basis, the principle of the development can be accepted.

Visual Amenity

The original structure was constructed primarily out of brick.

The alterations consist of a Corrugated Steel Sheet Metal Barrier protruding up vertically from the building with Steel Sheet Metal Roofing and yellow Steel Post to support the structure.



View from Fairfield Street

Whilst the surrounding area is primarily industrial in nature and these alterations feature utilitarian materials and design that is found in the surrounding area, the quality of the design is not up to a standard whereby the alterations could be approved on a permanent basis, taking into consideration that the area is subject to future regeneration.

Therefore, the City Council have determined that the alterations can be approved on visual amenity grounds on a temporary basis of three years but would not be able to approve the alterations on a permanent basis would have harm to future regeneration of the area.

As the applicant has agreed to amend the application to seek consent for a temporary period of 3 years, the visual amenity impact is not considered to be harmful enough for this temporary

period in order to warrant a refusal, in line with the provisions set out in JP-P1 of Places for Everyone, SP1 and DM1 of the Manchester Core Strategy, and Chapter 12 of the NPPF.

Highways Impact

The alterations proposed as a part of this application would not impact upon the access in to or out of the site.

The alterations will not increase the capacity of cars that can be worked on at the site, therefore it is not expected that it will lead to an increase in the number of visitors to the site.

Overall, it is considered the development does not offer an unacceptable impact on the local road network and is therefore in line with policies CC5, DM1 and SP1 of the Manchester Core Strategy.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached for a temporary period of 3 years.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has resulted in the development being sought to be retained for a temporary period of 3 years instead of on a permanent basis.

Condition(s) to be attached to decision for approval

1) The permission hereby granted is for a limited period for 3 years only, expiring on 12 April 2029, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC9, EN3 and DM1.

2) The structures hereby permitted shall be discontinued no later than the 12 April 2029 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) More than two months prior to the expiration of the temporary period, a scheme to restore the land shall be submitted to and be approved in writing by the City Council as the Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 20 February 2026:

- Location Plan A3/05
- Proposed Plans A1/03
- Proposed Plans A1/04

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

94 - 98 Fairfield Street, Manchester, M1 2WR
Arch 102, North Western Street, Ardwick, Manchester, M12 6DY
Unit 5, 101 Fairfield Street, Manchester, M1 2WG
CITY CENTRE GARAGE, Unit 4, 101 Fairfield Street, Manchester, M1 2WG
Unit 3, 101 Fairfield Street, Manchester, M1 2WG
Unit 2, 101 Fairfield Street, Manchester, M1 2WG
Arch 101, North Western Street, Ardwick, Manchester, M12 6JL
100 - 102 Fairfield Street, Manchester, M1 2WR
99 North Western Street, Ardwick, Manchester, M12 6JL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL