

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144347/JO/2025

Date registered valid: 21 November 2025

Proposal: Variation of Condition 3 (specified plans) attached to planning permission referenced 127544/FO/2020 to allow amendments to glazing configuration and internal changes to staircases.

Address: 63 Knowsley Street, Manchester, M8 8HX

Ward(s): Cheetham Ward

Applicant: Mr Amir Khan, Andersen Textiles

Agent (if any): Mr Ian Malyan, FOB D UK Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 24 December 2025

Standard consultations:

Printed: 4 December 2025 Expired: 27 December 2025

Neighbour notifications

Printed: 4 December 2025 Expired: 27 December 2025

Site notice

Posted: 24 December 2025 Expired: 17 January 2026

Press advert

Published: 9 December 2025 Expired: 2 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises a former service yard previously linked to several single-storey warehouse buildings located at the junction of Knowsley Street and Blackstock Street. The site has recently undergone significant redevelopment to form a three-storey building accommodating seven wholesale units (sui generis) at ground-floor level with storage on the upper floors.

Access to the site is taken from Knowsley Street, and it directly adjoins the Grade II listed HMP Manchester complex.

The surrounding area is characterised by a mix of traditional red-brick and metal-clad warehouse buildings, along with various cash-and-carry operations.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

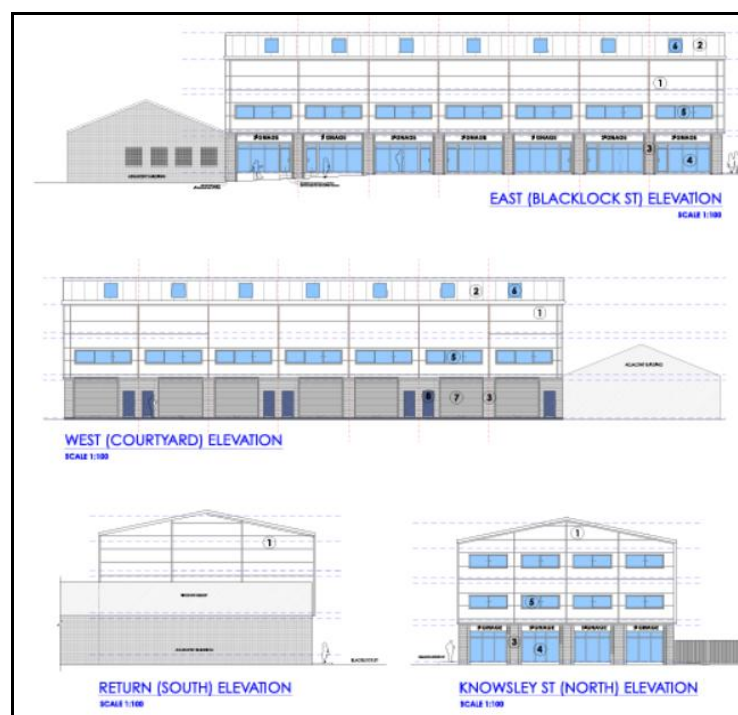
The site is situated within the warehouse district of Cheetham, as identified by the Strangeways Local Plan. The immediate area is dominated by various wholesale uses and general industrial buildings with large floor plates. Adjoining the site to the south is HMP Manchester.

Description of development

Variation of condition 3 (specified plans) attached to planning permission referenced 127544/FO/2020 which allowed for the erection of a 3 storey building to form 7 wholesale units

at ground floor (sui generis) with ancillary storage at first and second floor, together with associated car parking.

The amendment sought in this case relates to the glazing configuration and internal changes to staircases.



Elevations as approved



Proposed elevations

The proposed alterations include replacing the full-height glazed frontages on the ground floor of the eastern elevation with smaller window openings. On the western, courtyard-facing elevation, new shopfronts are proposed at ground-floor level to replace the existing roller-shutter openings. In addition, the glazing arrangement on the ground-floor northern elevation (facing Knowsley Street) is to be reconfigured. No changes are proposed to the southern elevation.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection.

Greater Manchester Police (Design for Security) – No concerns.

Highway Services – No objection.

Planning History

130517/JO/2021

Variation of conditions 3 (specified plans), 9 (car park layout) and 19 (visibility splay) attached to planning permission referenced 127544/FO/2020 to allow elevational alterations to the two end units closest to Knowsley Street and car park layout. Approved 7 September 2021.

127544/FO/2020

Erection of 3 storey building to create 7 wholesale units at ground floor (sui generis) with ancillary storage at first and second floor, and car parking. *Approved 30 October 2020.*

112503/FO/2016

Erection of 3 storey building to create 7 wholesale units at ground floor (sui generis) with ancillary storage at first and second floor, and car parking. *Approved 13 February 2017.*

Policy

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);
- Saved policies of the Unitary Development Plan for the City of Manchester (1995); and
- Places for Everyone Joint Development Plan.

The following policies within the Core Strategy are considered relevant:

Core Strategy policies

Policy SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment.

Policy DM1 (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety

and crime prevention, health, the adequacy of internal accommodation, amenity space, refuse storage/collection and vehicular access and car parking.

Policy EC1 (Employment and Economic Growth in Manchester) - looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC2 (Existing Employment Space) – states that the Council will seek to retain and enhance existing employment space and sites.

Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having regard to the Manchester- Salford – Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy EC4 (North Manchester) - North Manchester is expected to provide approximately 14ha of employment land. The key development opportunity in the area is:

1. City Centre Fringe suitable for office (B1a) led mixed use development:

Strangeways

Collyhurst

2. Significant existing employment and economic development is found in:

- Strangeways Employment Area north of the City Centre fringe, suitable for retention and growth of general industry, warehousing and distribution
- Collyhurst, north of City Centre Fringe, an area with a number of major employers
- Cheetham offering cultural facilities, such as museums
- Manchester Fort Retail Park
- North Manchester Business Park

3. The district centres of Harpurhey and Cheetham offer opportunities for mixed use proposals for small businesses providing local employment opportunities.

The Council will promote development which has had regard to:

- The key transport infrastructure such as the arterial roads Bury New Road, Cheetham Hill, Rochdale Road and other public transport networks such as bus routes;
- Metrolink and proposed extension and new stops;
- Connecting major employment opportunities to residential neighbourhoods within North Manchester and Lower Broughton and Salford;
- The importance of waterways and particularly the Irwell River in creating a sense of place and attracting investment.

Policy T2 (Accessible Areas of Opportunity and Need) looks to manage the pattern of development to ensure that new development is located in accessible locations. Particular emphasis is given to the need to ensure residents are able to live in locations accessible to employment health, education, open space and leisure opportunities. The policy also states that all new development should provide appropriate car parking facilities.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN6 ('Target framework for CO 2 reductions from low or zero carbon energy supplies) - states that developments over 1000 sqm will be expected to meet targets shown with the policy unless this can be shown not to be viable.

Policy EN8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rainwater permeability;

- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways;

- The need to control overheating of buildings through passive design;

- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation;

- Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues stat that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) - states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN19 (Waste) - states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy CC10 encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale trades which dominate these areas. The Council recognises the regional role played by this locality and will pursue policies designed to improve the efficiency of existing businesses by environmental improvements and better parking and servicing.

Permission will only be granted where proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements.

Policy DC26 (Development and Noise) - states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan forms part of the Development Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policy is considered relevant:

Policy JP-C8: Transport Requirements of New Development.

Paragraph 7 states that new development should make adequate car parking provision, including for disabled drivers and passengers.

Paragraph 8 states that new development should ensure that car parking provision is well integrated and unobtrusive, so it supports the street scene; and where appropriate parking provision is flexible and can be adapted over time to reflect demand.

In terms of servicing, paragraph 14 goes on to state that new development should Make appropriate provision for deliveries and servicing (including requiring Delivery and Servicing Plans for appropriate developments), in a way that:

- meets road safety requirements,
- reduces transport emissions and other environmental impacts,
- reduces traffic congestion, the number of vehicle movements and the need for repeat deliveries.

Policy JP-J1 (Supporting Long-Term Economic Growth) - states a thriving, inclusive and productive economy will be sought in all boroughs.

Strangeways and Cambridge Strategic Regeneration Framework - is a visionary document which guides future development and indicates the sort of development which is considered acceptable in certain locations. The SRF does not give planning permission or set planning policy, but once approved the framework forms a 'material planning consideration' for planning applications.

Strangeways Local Plan – The City Council document outlines aspirations for the Strangeways area and recognises the economic importance that the area plays in the wholesale trades and an important provider of employment in Manchester.

The Local Plan identifies the site as being within the ‘warehouse district’ and acknowledges the need to retain and improve the neighbourhood as a vibrant business location. The Plan also encourages a programme of public realm improvements and improvements to accessibility and the physical environment.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework and Consultation Draft National Planning Policy Framework (December 2025)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 provides guidance on achieving well designed places to ensure new development functions well and adds to the overall quality of the area.

Issues

Principle

The principle of enabling businesses, to enhance or make alterations to their premises is generally supported, provided such developments do not result in unacceptable adverse impacts. In this instance, the proposal is not expected to significantly affect visual amenity or the character of the area and would be consistent with the commercial context of the immediate area. Specific planning matters are outlined further below.

Visual Amenity

Whilst the proposed elevational changes resulting from the window alterations differ from those previously approved, they are considered as minor within the context of the surrounding large warehouse buildings and the strong commercial character of the area. As such, the amendments do not materially affect or alter the character of the area, the overall architecture of the existing building or the conclusions reached within the technical assessments accompanying the original application.

Heritage Impact

The site is bounded to the south HMP Manchester which is Grade II listed.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest when considering planning applications that may affect them.

Local planning policy reinforces these requirements. Core Strategy Policy EN3 requires an assessment of how new development may affect heritage assets, whilst saved UDP Policy DC19.1 aims to preserve and enhance the setting of listed buildings, respectively. Similarly, Policy JP-P2 in Places for Everyone requires proposals impacting designated or non-designated heritage assets and their settings to be considered in accordance with national policy.

National guidance is provided in Section 16 of the National Planning Policy Framework (NPPF) and the subsequent consultation draft:

Paragraph 208 requires authorities to identify and assess the significance of any heritage asset affected by a proposal and to take this into account to avoid or minimise conflict between conservation and development.

Paragraph 214 states that where development would cause substantial harm or total loss of significance to a designated heritage asset, consent should be refused unless the harm is necessary to achieve substantial public benefits or meets specific exceptional criteria.

Paragraph 215 advises that where harm is less than substantial, this should be weighed against the public benefits of the proposal, including securing the asset's optimum viable use.

Paragraph 216 requires a balanced judgment for proposals affecting non-designated heritage assets, considering the scale of harm and the asset's significance.

In this case, the proposed works are modest in nature. Given the character of the immediate surroundings and predominantly commercial context, defined by large warehouse buildings and generous separation distances, the visual impact of the changes would be negligible. Any limited alteration to the appearance of the host building is outweighed by the functional benefits delivered for the business operator, whilst the significance of the host building, which is derived principally from its principal elevations would remain unaffected.

The area around the prison is already dominated by similar structures and with the exception of the main ventilation tower, only oblique views are afforded from surrounding streets. Any impact upon the setting of the listed building would therefore be limited, given how the area has been historically developed for similar uses and for buildings of similar design, scale and appearance in the immediate area

Accordingly, the proposal is considered acceptable. The works would preserve the heritage significance of the Listed Building and its setting, resulting in an impact that is both minor and sustainable.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than 30 October 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall only be implemented in accordance with the external materials shown on drawing referenced PL02/B and accompanying cladding specification details, received by the City Council as Local Planning Authority on 6 July 2021, as agreed as part of discharge of condition application referenced CDN/21/0398

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan and Drawings referenced 05, 07 and 001/B received by the City Council as Local Planning Authority on 23 July 2020 and 22 October 2020 respectively and drawings referenced PL01/B and PL02/ B received by the City Council as Local Planning Authority on 21 November 2025.

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

4) The premises shall not be open outside the following hours:-

07.00 to 18.30 hrs Monday to Saturday

09.00 to 15.00 hrs Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 Monday to Saturday.

No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the measures detailed within the Peter Cowsill Phase I Preliminary Risk assessment dated August 2016 and the LK Phase II Site Investigation reference LKC-19-1171 dated July 2019.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the details contained within the submitted United Utilities supply pipe risk assessment received by the City Council as Local Planning Authority on 9 December 2021, as agreed as part of discharge of condition application referenced CDN/21/0929

Reason - To safeguard water quality and ground conditions, pursuant to policies EN15 and E18 of the Manchester Core Strategy.

8) Notwithstanding details submitted, none of the units shall be occupied until a full servicing strategy has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of highway safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The car parking indicated on drawing numbered 001B received by the City Council as Local Planning Authority on 23 July 2020 shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies DM1 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall not be occupied or used until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a 'secured by design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

11) The development hereby approved shall only be implemented in accordance with the cycle storage details shown on drawing referenced PL 03/D received by the City Council as Local Planning Authority on 24 September 2021, as agreed as part of discharge of condition application referenced CDN/21/0398/ The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall only be implemented in accordance with the rollers shutters shown on drawing referenced PL03/N, (colour dark grey RAL 7015 with recessed shutter boxes), together with the specification contained within the brochure, received by the City Council as Local Planning Authority on 28 March 2022 and 31 May 2021 respectively, as agreed as part of discharge of condition application referenced CDN/22/0141. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

13) The development hereby approved shall only be implemented in accordance with the waste management arrangement shown on the submitted pro forma and drawing referenced PL03/P on 14 February 2023 and 10 March 2023 respectively, as agreed as part of discharge of condition application referenced CDN/23/0110. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

14) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

15) The development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawing referenced PL03/N, together with accompanying fence specification, received by the City Council as Local Planning Authority on 28 March 2022 and 31 May 2022 respectively, as agreed as part of discharge of condition application referenced CDN/22/0141. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the information contained within the submitted Construction Management Plan (Rev B) received by the City Council as Local Planning Authority on 7 October 2021, as agreed as part of discharge of condition application referenced CDN/21/0398.

Reason - To safeguard the amenities of nearby residents and operations of the school, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

17) The development hereby approved shall only be implemented in accordance with the agreed Surface Water Drainage Strategy produced by STM Environmental (Ref: SWDS - 2020 - 00039), updated June 2023, received by the City Council as Local Planning Authority on 23 June 2023, agreed as part of discharge of condition application referenced CDN/23/0110

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

18) The development hereby approved shall only be implemented in accordance with the electric vehicle charging points shown on drawing referenced PL03/N, received by the City Council as Local Planning Authority on 31 May 2022, as agreed as part of discharge of condition application referenced CDN/22/0141. The charging points shall be in place prior to the first occupation of any part of the development and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

19) The development hereby approved shall only be implemented in accordance with the details of the visibility splay shown on drawing referenced PL 04, received by the City Council as Local Planning Authority on 26 May 2021, as agreed as part of discharge of condition application referenced CDN/21/0398.

Reason - In the interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

20) For the avoidance of doubt, the development hereby approved shall be used as wholesale cash and carry and storage units (sui generis) only and shall not be used for retail sales (Use Class E).

Reason - To ensure the premises are used for wholesale purposes only, pursuant to saved policy CC10 of the Unitary Development Plan for the City of Manchester.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building shall not be further subdivided to form additional units.

Reason - To prevent an over-intensive use of the site, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

59 Knowsley Street, Manchester, M8 8JF
51C - 51D Derby Street, Manchester, M8 8HW
51A - 51B Derby Street, Manchester, M8 8HW
Qualicover Fabrics Ltd, Sherborne Street, Manchester, M8 8NE
51E Derby Street, Manchester, M8 8HW
51F Derby Street, Manchester, M8 8HW
Workshop Junction Sherborne Street, Knowsley Street, Manchester, M8 8ZZ
Travel And Leathergoods Ltd, 59 Knowsley Street, Manchester, M8 8JF
Salford Van Hire Ltd, 43 Sherborne Street, Manchester, M3 1EJ
Basement, 59 Knowsley Street, Manchester, M8 8JF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA