Planning

Growth & Development

Delegated officer report for planning application

Application no.	144919/FO/2026
Date registered valid:	16 January 2026
Proposal:	Erection of single-storey outbuilding to provide ancillary storage facilities for Unit 5.
Address:	Vaughan Street Industrial Estate, 113 Adjacent To Unit 5, Vaughan Street, Manchester , M12 5DU
Ward(s):	Ardwick Ward
Applicant:	Manchester Furniture Supplies Ltd
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 13 February 2026

Standard consultations:
Printed: 22 January 2026 Expired: 12 February 2026

Neighbour notifications
Printed: 22 January 2026 Expired: 12 February 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/building

The application site relates to an area of hardstanding immediately to the front of an existing warehouse in between a main warehouse building and detached switch room. The site lies within the bounds of Vaughan Street Industrial Estate and is enclosed by various buildings and structures, flanked by an area of car parking.



Aerial view of application site (Extract: Google Maps)



View of application site

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

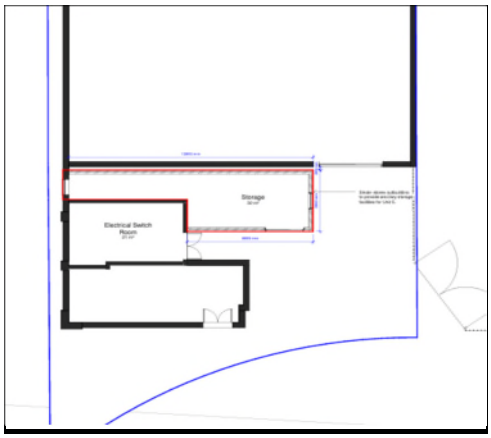
Description of area

The application site is situated within Vaughan Street Industrial Estate. The immediate area is dominated by warehouse buildings, offices and industrial uses. A short distance to the north is a functioning railway line.

Description of development

Planning permission is sought for the erection of a single storey outbuilding (35m^2) to form ancillary storage in association with the adjacent furniture supplies warehouse.

The proposed building flat roof building is proposed to be of masonry construction and is sited in between the existing warehouse and an electrical switch room. The building incorporates a small window to the side elevation, as well as a roller shuttered access door to the north elevation.


Proposed site layout

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection. Conditions are advised in relation to ground conditions.

Electricity North West – Advice is provided in relation to their assets and infrastructure on site.

Planning History

No relevant history.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

-Policies SP1, DM1, EC1, EC2, EC5, EN14-19 of the Manchester Core Strategy

-Policies JP-S1, JP-J1, JP-J2 and JP-P1 of Places for Everyone Joint Development Plan.

-The Guide to Development in Manchester (SPD)'

-National Planning Policy Guidance (NPPF).

-National Planning Practice Guidance (NPG)

Issues

Principle

Given the wider policy context, which identifies the site as being located within an area generally appropriate for warehouse and employment-generating uses, the principle of the proposed development is considered acceptable in this location.

Development plan policies support the enhancement of existing employment premises and measures that contribute to economic growth. The proposal would facilitate an ancillary storage function and allow the expansion of an established business operation.

Furthermore, taking into account the site's position within an existing industrial estate and its relationship with nearby buildings, it is unlikely that the proposal would result in any significant adverse impacts on residential or visual amenity. Specific planning considerations are discussed further below.

Residential Amenity

There are no residential occupiers within proximity of the site that would be affected by the proposal. Further, given the low key nature of the proposed use and its modest design and scale, there would be no material impact to residential amenity.

Noise and disturbance

Given the context of the site within an established industrial area, it is not considered that the proposal will give rise to any material or detrimental impact upon residential amenity or surrounding businesses in respect of noise and disturbance.

Design, Scale and Appearance

Given the position of the building an industrial estate, with limited views from outside of the site, the proposed building due to its single storey and enclosure formed by neighbouring buildings would have negligible impact to visual amenity.

A condition is included to ensure external materials would assimilate sympathetically into the immediate context.

Ground Conditions

In the interests of public safety, arising from any potential ground contamination, a condition is included which requires the submission and agreement of an appropriate proprietary gas membrane prior to the commencement of development.

Biodiversity

Due to current site conditions and the nature of the proposal, the proposed development is exempt from legislative bio-diversity net gain requirements.

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 polices 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 the expiration of three years beginning with the date of this permission.

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

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

Drawings referenced A1625(01)AP001 P2 (Location Plan and Existing Site Plan), A1625(02)AP002 P2 (Proposed Ground Floor Plan), A1625(02)AP003 P2 (Proposed Elevations), A1625(02)AP004 P2 (Proposed Elevations) and A1625(02)AP001 P2 (Proposed Site Plan), received by the City Council as Local Planning Authority on 12 January 2026.

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.

3) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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 Manchester Core Strategy and policy JP-S1 of the Places for Everyone Joint Development Plan.

5) Prior to the commencement of development hereby approved, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of ground gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of ground gas pursuant to policy EN18 of the Manchester Core Strategy and JP-S1 of the Places for Everyone Joint Development Plan.

Appendix 1 – List of consultees & neighbours notified

Electricity Northwest

Unit 2C, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 3, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 1, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
MG Waste Management Ltd, Unit 2, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 5, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 7, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA