

## **Important – Planning permission & notices of consent**

### **Compliance with conditions**

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email [planning@manchester.gov.uk](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

StoreBox Self Storage Limited  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

#### **Agent (if used)**

Mr Jordan Bishop  
Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

### **Part 1 – Particulars of the application/development**

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**Proposal:** Retention of containers for storage use (Use Class B8)

**Location:** 7 William Street, Ardwick, Manchester, M12 5FX

**Date of application:** 26 August 2025

**Application number:** 143731/FO/2025

### **Part 2 – Particulars of decision**

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Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

#### **Article 35 Declaration**

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Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions have taken place with the applicant through the course of the application, particularly in respect of the number of the temporary/permanent nature of the use, highways matters and the screening of the site. The current proposal is considered to be acceptable and therefore determined within a timely manner.

#### **Condition(s) attached to this decision**

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

Drawings numbered ARD\_PE-00, ARD\_PP-03, ARD\_PP-04 and ARD\_PP-05  
Drawings titled '40' Multistore Container Standard Height 4-Bay' and '20' Standard Container'

Design and Access Statement

All stamped as received by the City Council, as Local Planning Authority, on 13 August 2025

Drawings numbered ARD\_PP-02 rev A, STE-ARD-EEN-01 Rev A, STE-ARD-EEW-01 Rev A and STB-ARD-SP-01  
Landscape Management and Maintenance Plan  
All stamped as received by the City Council, as Local Planning Authority, on 24 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.

2) The soft landscaping scheme approved by the City Council as local planning authority shown on drawings numbered STE-ARD-EEN-01 Rev A and STE-ARD-EEW-01 Rev A, and indicated in the Landscape Management and Maintenance Plan, all stamped as received by the City Council, as Local Planning Authority, on 24 November 2025, shall be implemented not later than 6 months from the date of this permission. If within a period of 15 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

3) Notwithstanding the details shown on the approved drawings and documents, within three months, of the date of this permission a detailed landscape maintenance plan, shall be submitted to, and approved in writing by the City Council as Local Planning Authority. The content of the plan should include ongoing maintenance proposals for the maintenance of the planting/landscaping measures proposed, and the opportunity for the City Council, as Local Planning Authority, to require additional planting measures, if the planting provided does not provide an adequate level of site screening. The development shall then be maintained in accordance with these approved details.

Reason - To ensure that a satisfactory appearance, for the development, is maintained through its presence and operation on site, pursuant to policies SP1, EN9 and DM1 of Manchester's Core Strategy.

4) The site shall only be used for self-storage facility purposes only and for no other purposes including any other use within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason - In interests of highway safety and 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, T2 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall comprise of single stacked containers only, as indicated in the approved drawings, and no additional cabins should be installed above the existing single stacked cabins.

Reason - In the interests of visual amenity and to ensure the satisfactory development of the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

## **Informatives**

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### **Building Regulations 2010**

This permission does not grant approval under Building Regulations.

### **Street Naming & Numbering Requirements**

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

[http://www.manchester.gov.uk/info/100011/roads\\_parking\\_and\\_transport/1988/naming\\_and\\_numbering\\_of\\_houses\\_buildings\\_streets\\_and\\_roads/2](http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2)

### **Mining Information**

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant is advised that the application site is located wholly within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b Western Leg route (between Crewe and Manchester). As such, the applicant is advised to monitor future Government announcements on this subject.

Date: 8 December 2025

Signed:



Julie Roscoe  
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council ([planning@manchester.gov.uk](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://GOV.UK).

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



### **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

*The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.*

*Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)*

*Standing Advice valid from 1<sup>st</sup> January 2025 until 31<sup>st</sup> December 2026*