Ms Sue Wills
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Ref: 032-012
Submitted via Manchester Planning Department

22 June 2026

Dear Ms Wills,

## Storage World, Land off Ambrose St, Manchester M12 5DD

### Section 73 Application to vary conditions 1, 3, 7, 8, 9, 10, 13b, 16a, 17b and 20a of Planning Ref. 144161/JO/2025

We write on behalf of Storage World (the *"Applicant"*), to update our application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the conditions listed above that are attached to planning permission ref. 144161/JO/2025.

Following the Council's review and advice, this application seeks approval for minor amendments to regularise the final as-built development, prior to completion and handover to the operator Shurgard. As agreed, all amendments have been clearly identified on the submitted plans either highlighted within a bubble or through clear annotations and commentary.

## Condition 1 (approved plans)

To update the plan list as revised, Condition 1 should be updated to reflect the latest plan revisions as follows:

| **Plan name** | **Original reference** | **Updated revision** |
|---|---|---|
| Proposed Site Plan | MH1314-07 Rev G | **MH1314-07 Rev J** |
| Proposed External Works | MH1314-11 Rev D | **MH1314-11 Rev J** |
| Proposed Elevations | MH1314-09 Rev F | **MH1314-09 Rev J** |

| | | |
|---|---|---|
| Existing & Proposed Fence | MH1314-12 | **MH1314-12 Rev A** |
| Proposed External Building Materials Visual Plan | MH 1314 Rev G | **MH 1213 Rev J** |
| Landscaping General Arrangement | UG_1754_LAN_GA_DRW rev.P04 | **To follow - being updated by Urban Green** |
| Refuse Collection Arrangements Plan | 3232-01-ATR02 | **To follow - being updated by Axis** |

## Condition 3 (materials)

Condition 3 secures the development's external finishes, citing sheet 'MH 1314 Proposed External Building Materials MH 1314 rev.G'. To regularise the inclusion of building-regulation-compliant external background ventilation louvres and fire-safety smoke extraction systems required on the upper levels, the elevation plans have been updated to include details of these features.

Apart from the smoke vents designated for the east side of the north elevation, these features are now fully installed on site. The installed systems comprise three distinct operational elements identified across on Proposed Elevations Plan (MH1314-11 **Rev J**) and the accompanying re-submitted Smoke Vents Location Detail plan.

Standard background louvres have been integrated across the storage floors to provide necessary passive atmospheric airflow. Dedicated external penetration points are also engineered exclusively for the reception air conditioning system and localised WC mechanical extracts.

To comply with statutory building control, means of escape regulations, life-safety automated smoke ventilation louvres are also included as they are mandatory at each level across the facility's three core emergency staircases.

Two of the protected stairwells are on the north elevation and are therefore largely screened by the adjacent railway infrastructure. The third staircase is set deeply back into the site yard, located approximately 40 metres from the active street scene on the elevation facing Pottery Lane.

These smoke vents operate strictly on an individual, localised floor-by-floor trigger basis, opening automatically only upon a direct fire alarm activation to vent single staircase lobbies.

When deployed, the units function entirely as passive vents rather than mechanically driven extractors. To ensure these systems remain visually subservient and discreet, all louvres and vents have been colour-coded to match the tone and profile of the specific architectural cladding panels within which they sit. This minimises their visibility as shown on the *'as built'* photographs below resulting in a marginal, *'non-material'* change to the approved elevations.

A further non-material amendment to the elevations relates to an external access door, added to the southern elevation to provide secure external access to the building's primary switch room, as identified on the Proposed Elevations Plan, reflecting an operator requirement.





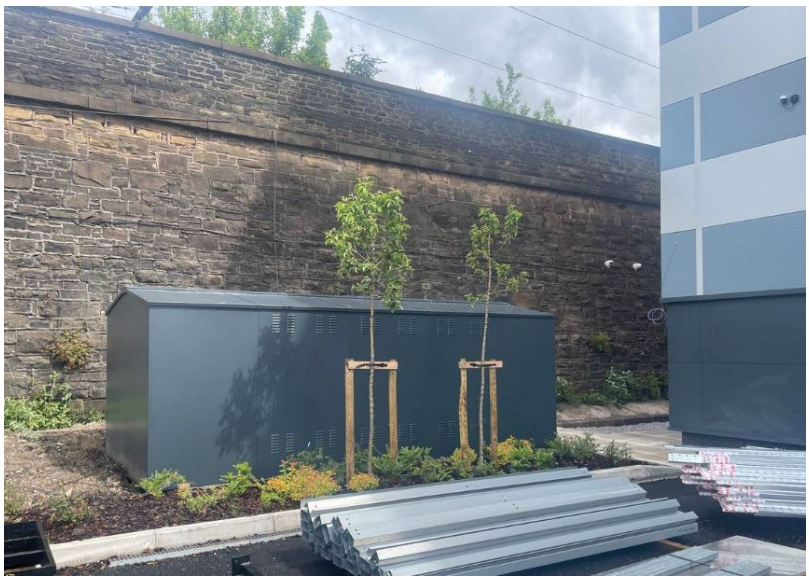







## Condition 7 (cycle storage)

The *'as built'* cycle storage was updated to incorporate an upgraded, secure, and weatherproof Asgard cycle unit providing shelter for 14 bikes at the north of the yard, which replaces the original baseline bike stand, to maximise operational security and modern utility for staff and visitors. Condition 7 therefore requires an amendment to reference plan Revision J. A photograph is included below of new cycle storage that has already been installed on site:



## Condition 8 (EV charging points)

Condition 8 requires the installation of electric vehicle charging infrastructure in accordance with the original master plan layout baseline. This condition reference is therefore updated to MH1314-07 **Rev J** to regularise the physical relocation of the electric vehicle charging bays to the western side of the car park (see photograph of installed EV charging points below)

This amendment ensures that pedestrian pathways running along the southern elevation remain unobstructed, eliminating vehicle charging cable hazards and enhancing safe foot-traffic circulation around the building periphery.



## Condition 9 (car parking layout)

Condition 9 ties the development to the approved vehicle parking layout. As discussed with the Council prior to submission, the operational requirements of the new operator (Shurgard) have led to some minor amendments including the proposed amendment to the access design, to introduce two parking bays outside of the security gate which has required some internal rearrangements to the parking layout.

As the on-site contractor has almost completed the development, the proposed arrangement has in fact now been installed and can be seen on site. Accordingly, this application is supported by definitive as-built photographic evidence alongside a

formal transport safety assessment to demonstrate the suitability of the amended configuration. The amended configuration is incorporated in the Proposed Site Plan (MH1314-07 **Rev J**) and the Proposed External Works Plan (MH1314-11 **Rev J**).

The amendments optimise the distribution of spaces to serve the facility, comprising 27 total parking spaces, including 2 DDA compliant spaces, 4 EV spaces, and an additional 5 loading spaces. Importantly, two new standard customer / visitor parking bays have been positioned immediately outside the main automated security gate. These spaces provide flexible, secure, and short-term parking for prospective customers, visitors who do not yet possess an electronic access key fob, or rapid delivery couriers making routine reception-based enquiries.

This specific operational enhancement directly improves local highway safety by removing the requirement for un-fobbed vehicles to stop, idle, or queue back onto Ambrose Street while waiting for staff to manually operate the gates. Visitors have an immediate off-street location to park safely, entering the reception area to clear security and complete onboarding protocols. The proposed external parking spaces measure 2400mm in width by 4800mm in depth, and the design incorporates a 1200mm overrun before reaching the 7200mm wide access road, as shown in the below photograph:



This arrangement is more generous than a typical parking configuration (which usually comprises a 4800mm space reversing into a 6000mm aisle), providing ample room for safe manoeuvring as demonstrated by the Swept Path Analysis Plan ref. 3232-01-ATR04 which has been submitted to confirm that the proposed change is safe and viable from a highway's perspective.

The increased aisle space and wide gate opening ensures that vehicles accessing or exiting these two external bays operate with no conflict. Crucially, the layout guarantees that heavy servicing logistics and larger vehicles arriving at or departing from the main facility through the secure automated gates remain entirely unobstructed, as shown in the below photograph:




## Condition 10 (off site highways)

Condition 10 requires all off-site highways works to be completed prior to occupation in accordance with plans to be approved. This condition has been discharged (reference CDN/24/0852) and the S278 works completed and signed off based on the submitted plans (if necessary, we can provide the plans stamped approved by MCC dated 15 May 2026). The current amendments make no changes to the off-site highways and therefore there is no requirement for this condition to be replicated on the new s73 permission.

## Condition 13b (secured by design accreditation)

Condition 13b is currently framed as a pre-occupation requirement. Greater Manchester Police (GMP) has formally reviewed the baseline build and confirmed that the building shell and external works are compliant with Secured by Design standards, as shown in the attached correspondence from Patrick Babb (see appendix 1).

However, GMP cannot issue the final physical accreditation certificate until the incoming occupier's internal fit-out (such as live CCTV data feeds and operational intruder alarm tracking) is fully active. Because this final fit-out leads immediately into

live operations and site handover, we ask that Condition 13b is amended slightly to allow the final certification to be submitted to the Council *'within 6 months of first occupation,'* or alternatively, that the attached GMP confirmation is accepted as satisfying the immediate requirements of the condition.

## Condition 15b (noise verification)

We will shortly be submitting a noise report pursuant to condition 15a, but the verification report required by condition 15b cannot be prepared until the building becomes operational. In this respect, we ask that Condition 15b is also amended slightly to allow the final certification to be submitted to the Council *'within 6 months of first occupation.'*

## Condition 16a (refuse storage)

Condition 16a currently ties refuse implementation to the earlier External Works Rev C, the Waste Management Strategy Proforma, and tracking sheet ATR02. To satisfy Shurgard's operational requirement; improve overall site aesthetics; and maximise security, the refuse storage layout has been amended from the approved external yard to a dedicated *internal* bin storeroom within the building structure. The old Rev C plan is replaced by MH1314-11 **Rev J** (Proposed External Works).

Operationally, waste collection will be managed by Shurgard's private vendor (BIFFA) who will be provided with dedicated, secure access keypad codes for both the main automated security gate and the internal bin storeroom itself.

This arrangement will enable collections to take place efficiently at any time, including outside of standard store operating hours. Shurgard actively encourages collections to occur out of hours before 09:00 am to minimise operational overlap and the refuse strategy accommodates early morning scheduling, starting from 07:00 am.

Waste will continue to be segregated into general waste and recyclable materials in each bin, adhering to the overarching operational Waste Management Strategy Proforma.

## Condition 17b (boundary treatments)

Condition 17b requires the fencing to be delivered in accordance with drawing MH1314-12. However, the approved fencing along the Pottery Lane boundary has been amended to enable the retention of the existing boundary wall and the proposed fencing has been revised to Procter Fencing Systems 2.4m Pro-Mesh panels.

As detailed in Existing & Proposed Fence (MH1314-12 **Rev A**), the proposal now retains the original wall at its existing height, with shortened fence panels installed on top via

cranked posts to achieve the required 2.4m boundary height. Please see photograph of amendment below.

This amendment more closely replicates the original site boundary arrangement and importantly avoids the significant disruption to the pavement and traffic on Pottery Lane that would have resulted from unnecessarily replacing the existing wall.



## Condition 20a (landscaping scheme)

Condition 20a requires the landscaping to be implemented in accordance with the Landscaping General Arrangement plan ref: UG_1754_LAN_GA_DRW rev.P04. The minor amendments to the site layout, particularly with the amendments to the access gate and parking arrangement means that there are some knock-on minor amendments required for the landscaping plan.

These adjustments require the landscape architect to visit the site to cross check the final implementation of the landscaping to regularise the approved plan. This updated landscape plan will be formally submitted to the Case Officer separately upon its completion within the next few days.

## Further submissions

Final verification reports are being prepared to discharge Condition 14b (sustainability verification) and Condition 15a (noise attenuation). These will be submitted shortly through a separate, dedicated discharge application.

## Conclusion

These amendments, when considered collectively, do not alter the overall scale, massing, or baseline material use of the approved development. However, we recognise the importance of regularising the conditions with the final built form and are keen to secure the Council's approval before practical completion and handover at the end of July. We trust the enclosed is sufficient for you to validate and determine the application. We would be grateful for the Council's early support for these adjustments to ensure the site can be handed over and opened as planned.

Yours sincerely,

[redacted]

**Sophie Stanton**
**Senior Planner**

**cc:** Storage World
**enc:** Plans as listed

## Appendix 1

From: "Patrick Babb" <Patrick.Babb@gmp.police.uk>
To: [redacted]
Date: 3/11/2026 3:39:29 PM
Subject: RE: SBD Application - Ambrose Street, Manchester URN:2022/0219/SBD/01

Hi [redacted]

Having visited the site this morning, and subject to product certification, I am happy to confirm that the building shell and external works are compliant with Secured by Design. I will visit the site again before completion with a view to issue full certification.

Kind regards

Patrick Babb
Design for Security Consultant

Greater Manchester Police| Crime Prevention Team

designfor security

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP
T: 07780 492 056 | E: info@designforsecurity.org | www.designforsecurity.org

From: Patrick Babb
Sent: 04 March 2026 14:59
To: [redacted]
Subject: RE: SBD Application - Ambrose Street, Manchester URN:2022/0219/SBD/01

Hi [redacted]

No problem at all. See you next Wednesday.

Kind regards