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7 July 2026

Manchester City Council Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Sir/Madam

UNIT 5, CLAYTON COURT CITY WORKS, OPENSHAW M11 2NB – APPLICATION FOR PLANNING PERMISSION FOR ELEVATION CHANGES TO EXISTING WAREHOUSE UNIT

Introduction

Firstplan, on behalf of our clients, Mannings Group, have been instructed to submit an application for planning permission for elevation changes at Unit 5, Clayton Court, Manchester. The changes are proposed to facilities the future occupation of the unit.

This application relates to minor changes, the use of the unit is already established as being a B8 storage and distribution unit, so no change of use or internal works are included as part of this application.

The proposal site is a sealed site so there is no landscaping or biodiversity present. As such the proposed development is exempt from statutory biodiversity net gain by means of the de minimums exemption. There is no impact on fire strategy as a result of this application, there is no change in the fire strategy of the building, the proposal only relating to minor changes along the edge of the unit.

The Site

The application site is in Openshaw, to the east of central Manchester. The site forms part of an established commercial and employment area comprising a range of industrial, warehouse, storage and business uses. The unit is located within an existing urban employment area and benefits from established access arrangements, servicing facilities and associated parking provision.

The site is accessed from Welcomb Street, which provide connections to the wider highway network including the A635 Ashton New Road and other strategic routes serving Manchester City Centre and the wider Greater Manchester area. The surrounding area is characterised by a mix of industrial, commercial and employment-generating uses, reflecting the established business nature of the location. The nearest residential units are located approximately 100 metres north of the application site beyond the A635 Ashton Old Road.

The site benefits from good accessibility by both private and public transport. The surrounding highway network provides convenient links for commercial and operational activity, while public transport connections within Openshaw provide access to nearby centres and Manchester City Centre.

The application site is not located within a designated conservation area, and the building is not identified as a statutory listed building. The site forms part of an established employment area that supports a variety of industrial and commercial activities, contributing towards the supply of employment land and supporting the local economy.

The Proposal

Planning permission is sought for elevation changes to the existing warehouse unit. The changes inserting a ventilation fan into the front elevation.

Full details of the proposed fan can be seen in the attached drawings.

Planning Policy

The development plan for the area consists of Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted March 2024) and Manchester's Local Development Framework Core Strategy Development Plan Document (Adopted July 2012).

Places for Everyone Joint Development Plan Document (2024)

Policy JP-S1 'Sustainable Development' seeks to ensure development achieves a balance between economic, social and environmental objectives, while minimising adverse impacts. The policy supports the efficient reuse of previously developed land and existing buildings, encouraging sustainable development and positive contributions to the surrounding area.

Policy JP-S2 'Carbon and Energy' promotes the transition towards a low carbon future by encouraging energy efficiency, sustainable construction methods and reductions in carbon emissions. Development should incorporate measures that improve sustainability, reduce energy demand and minimise environmental impacts.

Policy JP-S5 'Clean Air' seeks to improve air quality by ensuring development is appropriately located and designed to minimise pollution impacts. Proposals should consider potential emissions, support sustainable travel and incorporate appropriate mitigation where necessary to protect health and environmental quality.

Policy JP-J1 'Supporting Long-Term Economic Growth' supports sustainable economic growth by promoting business investment, employment opportunities and a diverse local economy. The policy recognises the importance of maintaining accessible employment locations and supporting businesses across Greater Manchester.

Policy JP-J2 'Employment Sites and Premises' seeks to protect and enhance existing employment areas by ensuring a sufficient supply of suitable sites and premises for businesses. The policy supports the retention and improvement of established employment locations to maintain economic activity and job opportunities.

Policy JP-J4 'Industry and Warehousing Development' supports the provision and protection of industrial and warehousing development across Greater Manchester. The policy recognises the importance of industrial locations in supporting business growth, logistics and employment opportunities.

Core Strategy Development Plan Document (2012)

Policy SP1 'Spatial Principles' promotes sustainable development by directing growth to appropriate locations, making efficient use of existing land and supporting the regeneration of previously developed sites. Development should contribute positively to the city's economic, social and environmental objectives.

Policy EC1 'Employment and Economic Growth' supports economic growth by encouraging investment, business activity and the creation of employment opportunities. The policy seeks to maintain a strong and diverse economic base within Manchester.

Policy EC2 'Employment Locations' seeks to protect and support established employment areas by ensuring they remain suitable for business, industrial and commercial uses. Development should contribute towards maintaining the supply of employment land and supporting local businesses.

Policy CC9 'Energy Efficiency and New Development' encourages development to reduce energy consumption and carbon emissions through sustainable design, construction methods and efficient use of resources. Proposals should seek to improve environmental performance where possible.

Policy EC5 'Office, Industry and Warehousing Development' supports appropriate employment-related development, including industrial and warehouse uses, in suitable locations. The policy aims to ensure employment sites remain functional, accessible and capable of supporting business needs.

Policy EN1 'Design Principles' requires development to achieve high-quality design that responds positively to its surroundings. Proposals should respect the character of existing buildings and the wider area while ensuring a positive visual impact.

Policy EN4 'Reducing Pollution and Improving Environmental Quality' seeks to prevent unacceptable impacts from development, including noise, pollution and disturbance. Development should ensure environmental impacts are appropriately managed to protect neighbouring amenity.

Policy EN8 'Green Infrastructure' seeks to protect and enhance environmental quality through improvements to green infrastructure and sustainable development measures. Development should consider opportunities to contribute positively to the surrounding environment.

Policy EN16 'Air Quality' seeks to protect and improve air quality by ensuring development does not result in unacceptable levels of pollution. Proposals should consider potential emissions and incorporate appropriate mitigation where required.

Planning Considerations

The proposal comprises a minor alteration to the existing industrial unit and would not result in the loss of employment floorspace or prejudice the continued operation of the established commercial use. The proposal would therefore support the objectives of Policy JP-J1 of the Places for Everyone Joint Development Plan Document and Policies EC1 and EC2 of the Manchester Core Strategy, which seek to support economic growth, protect employment locations and maintain a diverse local economy.

The site forms part of an established employment area, and the proposed works would enable the continued efficient operation of the existing business use. The proposal therefore accords with Policies JP-J2 and JP-J4, which support the retention and improvement of employment sites and recognise the importance of industrial and commercial locations in supporting jobs and economic activity.

The proposed works comprise a small-scale external alteration to the existing building. The alteration has been designed to integrate appropriately with the existing industrial unit and surrounding commercial environment, ensuring that the character and appearance of the wider employment area are maintained. The proposal therefore accords with Policy EN1 of the Manchester Core Strategy, which seeks to ensure development achieves a high standard of design and responds positively to its surroundings.

The proposal has been designed to minimise potential environmental impacts and would not result in unacceptable effects on neighbouring occupiers. Consideration has been given to matters including air quality, emissions, noise and disturbance, ensuring the proposal remains compatible with the surrounding employment uses. The proposal therefore

accords with Policies JP-S5 and EN16, together with Policy EN4, which seek to manage environmental impacts and protect amenity.

The proposal represents an appropriate and sustainable improvement to an existing employment building, making effective use of previously developed land while supporting the continued use of an established commercial premises. The proposal therefore aligns with Policy JP-S1 and Policy SP1 by supporting sustainable development principles and the efficient use of existing buildings.

The proposal also accords with Policy JP-S2 and Policy CC9 by supporting the continued operation and improvement of existing buildings while encouraging sustainable development practices and reducing unnecessary redevelopment.

Given the scale and nature of the proposal and the established industrial context of the site, the proposed alteration would integrate appropriately within the surrounding area. The proposal is therefore considered to accord with the relevant provisions of the Places for Everyone Joint Development Plan Document (2024), Manchester Core Strategy Development Plan Document (2012) and the National Planning Policy Framework (NPPF).

Application Submission

This planning application consists of the following:

- Completed application forms.
- Cover Letter (this letter)
- Drawings:
    - Site Location Plan (drawing no. PL-003-P0)
    - Existing and Proposed Block Plan (drawing no. PL-004-P0)
    - Existing and Proposed Front Elevations (drawing no. PL-005-P1)

The application fee of £309 has been paid to Manchester City Council via the Planning Portal. We trust that the planning authority will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully

[redacted]

[redacted]

Senior Planner

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