MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition 4c (Remediation Strategy (Verification Report)), 6 (Drainage Maintenance), 9 (Cycle Parking), 12 (Delivery and Servicing Management Plan), 16b (Refuse Storage) 17a (Boundary Treatment), 27 (Trespass Proof Fencing (Railway) and 28 (External Lighting) attached to planning permission 144161/JO/2025

Location:

Land off Ambrose Street Manchester M12 5DD

Application reference:

OTH-2026-000418

Applicant:

Storage World Limited

Date of application:

20 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no. 4c (Remediation Strategy (Verification Report))

The content of the following documents has been reviewed.

-Confirmation statement regarding the implementation of the approved remediation strategy dated 24.02.2025

- GSE UltraFlex Smooth Geomembrane product data sheet

- Ambrose Street Site Waste Log and copies of waste transfer notes

-GK Construction and Project Management – Environmental Report dated September 2025

-Asbestos disposal details

Received 20th May 2026

-Remediation Verification Report ref: BEK-24060-3 dated May 2026 received 20th July 2026

On the basis of the details in the documentation referenced above condition no.4c is discharged.

Condition no. 6 (Surface Water Drainage Maintenance)

The content of the following documents and plans has been reviewed .

-ABG Geocomposite highways drainage systems 14/H220 Product 2 data sheet and certification

- 06 Bontec NW Datasheet

-SDS – Take Control of Water – Roads and Highways brochure

-SDS – Take Control of Water – Residential brochure

- Attenuation Tank 1 Detail plan ref: E146925 01

- CorriPipe Technical Specification

- Attenuation Tank SDS Ltd sign off QA sheet dated 19.09.2025

- HAPAS Certificate 02/H069 Product Sheet 1 Issue 4

- SDS Geolight Storm Water Management System data sheet

- SDS Geolight Maintenance sheet

-Drainage layout ref: 11325-025 rev.C6 received 24th June 2026

-SuDS Operation and Maintenance manual ref: SDS. OPS.005a Version B (as revised by Surface Water Drainage – Clarification and Maintenance Plan , and Surface Water Drainage – Clarification Note received 6th August 2026

- Drainage photographic image 15-10-2025

-Drainage Attenuation Tank photographs

-Standard Control Chamber plan

- Crown Water Data sheet 96mm QR5 Type Vortex Flow Control

Received 4th August 2026

-Content of email from planning agent dated 5th August 2026 2:53pm

-In-situ flow control device photograph received 5th August 2026

-Surface Water Drainage – Clarification and Maintenance Plan , and Surface Water Drainage – Clarification Note received 6th August 2026

On the basis of the details in the documentation and plans referenced above condition no.6 is discharged.

Condition no.9 (Cycle Parking)

The content of the following documents and plans has been reviewed.

- Proposed site plan ref: MH1314-07 rev .J

- Proposed External Works plan ref: MH-1314-11rev.H

Received 20th May 2026

- Gladiator_Cycle_Store_Assembly_Instructions_and_O&Ms receivd 31st July 2026

- Photographs of installed dark grey cycle store received 4th August 2026

On the basis of the details in the documentation and plans referenced above, and that the approved space and facilities are retained and permanently reserved for bicycle parking, condition no.9 is discharged.

Condition no. 12 (Delivery and Servicing Management Plan)

The content of the following documents has been reviewed.

-Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning

- Agent 20.07.2026 confirming deliveries will be between the hours of 09:00-17:00 Monday to Friday., and servicing will be between the hours of 09:00-17:00 Monday to Friday and Sunday 10:00-15:00 (any weekend deliveries/servicing would be for emergency call outs, ie., breakdowns).

On the basis that the development is implemented in accordance with the details referenced in the documentation referenced above, whilst the proposed self-storage building is in use, condition no.12 is discharged.

Condition no. 16b (Refuse Storage)

The content of the following documents has been reviewed.

- Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning

- Correspondence from P4 Planning dated 20th July 2026 confirming bin size

On the basis that the details in the documents referenced above are implemented and maintained whilst the proposed self-storage building is in use, condition no.16b is discharged.

Condition no. 17a (Boundary Treatment)

The content of the following document has been reviewed.

- Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning in relation to boundary treatment

On the basis of the content of the documentation referenced above, and that the development is carried out in accordance with the approved details and thereafter retained, condition no.17a is discharged.

Condition no. 27 (Trespass Proof Fencing (Railway)

The content of the following document has been reviewed.

- Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning related to trespass proof fencing to the railway.

It is noted that following the previous approved amendment to move the siting of the building further from the railway (Section 73 amendment ref. 144161/JO/2025), the building footprint and secure perimeter were moved significantly further away from the railway boundary. Furthermore, that the revised layout has led to the distance between the secure perimeter fence and the actual operational railway boundary of approximately 3 metres.

On this basis no further action is required in relation to the discharge of condition no.27.

Condition no. 28 (External Lighting)

The content of the following document and plans has been reviewed.

-External Lighting plan ref: ZG-DWG-0002432656-EXT-R01 -151225 received 20th May 2026

-Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning related to external lighting

-Coordinated Services -As fitted plan ref: 25_003-XX-MEP-G760-PL-00-001 received 31st July 2026

The technical lux plot data, and your confirmation that the luminaire distribution has been angled and shielded to achieve operational illumination within the servicing yard, while ensuring a clean cut-off that avoids light spill into the adjacent railway corridor or onto Pottery Lane has been noted .

On the basis that the details in the document and plans referenced above are implemented (in particular that luminaire distribution has been angled and shielded to avoid light spill into the adjacent railway corridor and Pottery Lane) , and maintained whilst the proposed self-storage building is in use, condition no.28 is discharged.

Date: 07 August 2026

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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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.