



# Big Yellow Self Storage Company Ltd

## Manchester

### Role

This prominent site was formerly occupied by low rise light industrial warehouse units and is located in the Castlefield district of Manchester City Centre, within a defined regeneration area.

The key planning matters relevant to this scheme were design and heritage. Quod utilised our extensive knowledge of both these planning issues and the wider planning process, and political the context, to ensure a successful result for our client.

The site is set within an historic context adjacent to the Grade II listed Manchester South Junction and Altrincham railway viaduct and to the Grade II listed culvert serving the River Medlock. It is also within 80m of the Grade II listed Commercial Hotel (125 Liverpool Road), Grade II Commercial 123 Liverpool Road and Grade I listed former Liverpool Road Railway Station (Liverpool Road) in addition to being within the Castlefield Conservation Area.

Quod led a series of pre-application meetings with Manchester City Council to address key issues at an early stage including; massing, layout, form, materials and landscaping. This proved invaluable in developing the design in a manner supported by both officers and Committee Members. The proposed building needed to reflect to the industrial heritage of the area, resulting in the selection of corten steel for the elevations with a recessed glazed area. These key design decisions were directly informed through our pre-application negotiations and served to reduce the risk associated with the actual application.

During the determination of the application, Quod led negotiations with Manchester City Council and attended the Planning Committee, securing a resolution to approve planning permission.

Following the grant of planning permission, Quod have continued to provide planning advice to the client to assist with the discharge and variation of conditions to ensure the scheme is constructed in a timely manner and continues to meet the requirements of our client.

### Description

Erection of six storey self-storage warehouse

### Client

Big Yellow Self Storage Company Ltd

### Planning Authority

Manchester City Council

### Expertise

- Planning ✓
- Affordable Housing
- CIL
- Environmental Planning
- Development Economics
- Socio-economic
- Infrastructure
- Strategic Land Promotion
- Regeneration
- CPO

### Project Type

- Infrastructure
- Major Mixed Use
- Residential
- Retail & Commercial ✓