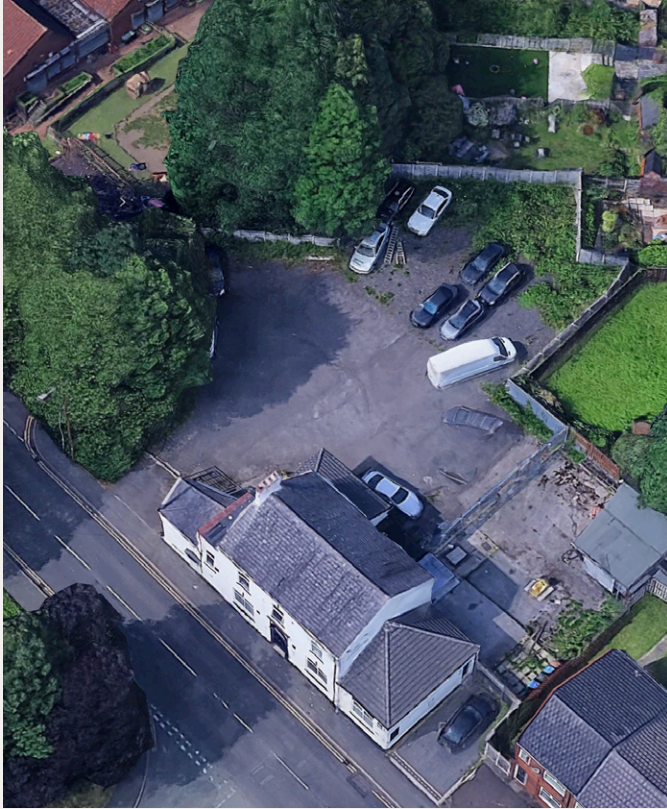




PLANNING STATEMENT - LAND BEHIND 102 WOOD STREET

Project: ERECTION OF STORAGE UNIT (USE CLASS B8) INCLUDING CAR PARKING, BOUNDARY TREATMENT, CYCLE STORAGE AND WASTE STORAGE

Address: LAND TO REAR OF 102 WOOD STREET,
MIDDLETON, MANCHESTER, M24 5TP

Revision : P01

Date: MARCH 2025

Issued For: PLANNING

Rev	Date	Description
P01	27/03/25	Issued for Planning

WOOD STREET

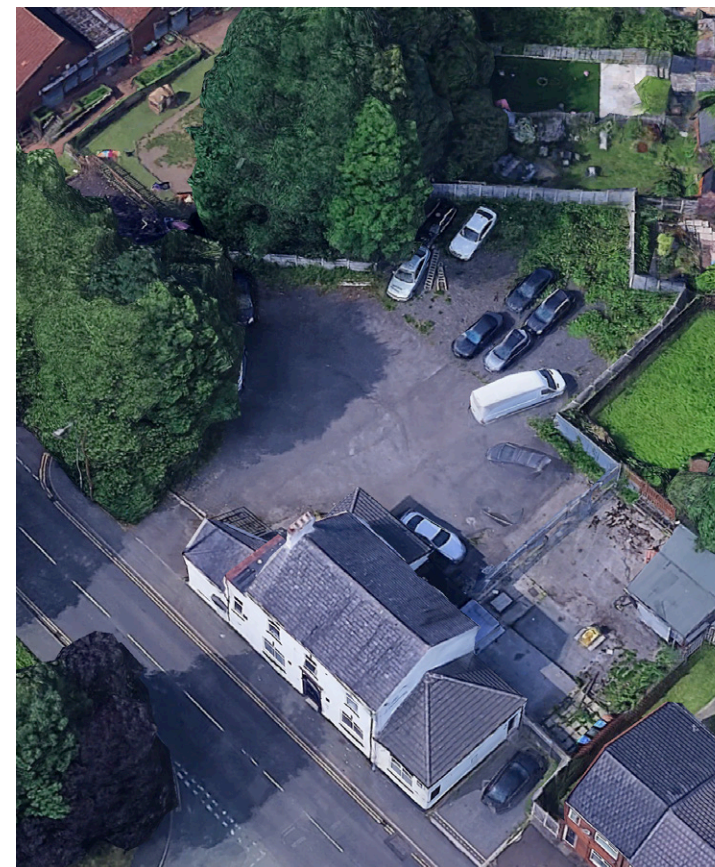
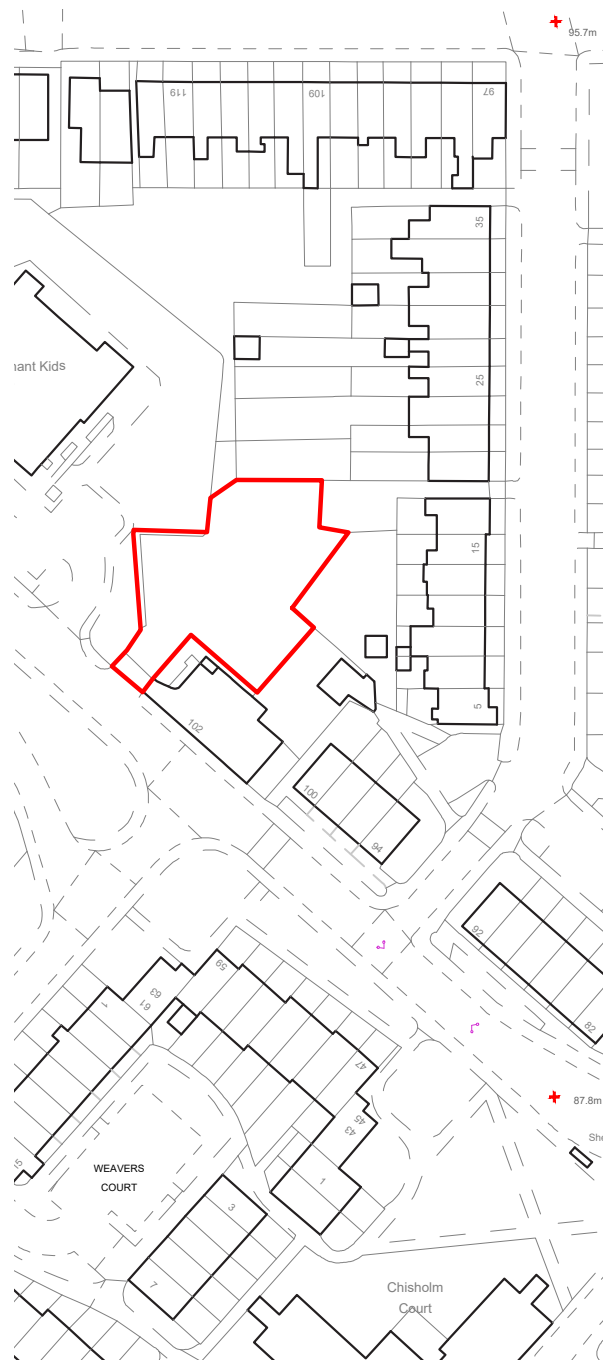
THE LOCATION

/ LAND BEHIND 102 WOOD STREET

The land is located on Wood street, just behind 102 Wood Street.

It currently has its own access from the main street that is currently being used as open storage for cars.

The land has historically been the car park for the Wood Street pub which no longer exists and were converted to dwellings once upon a time.



THE PROPOSAL

/ LAND BEHIND 102 WOOD STREET

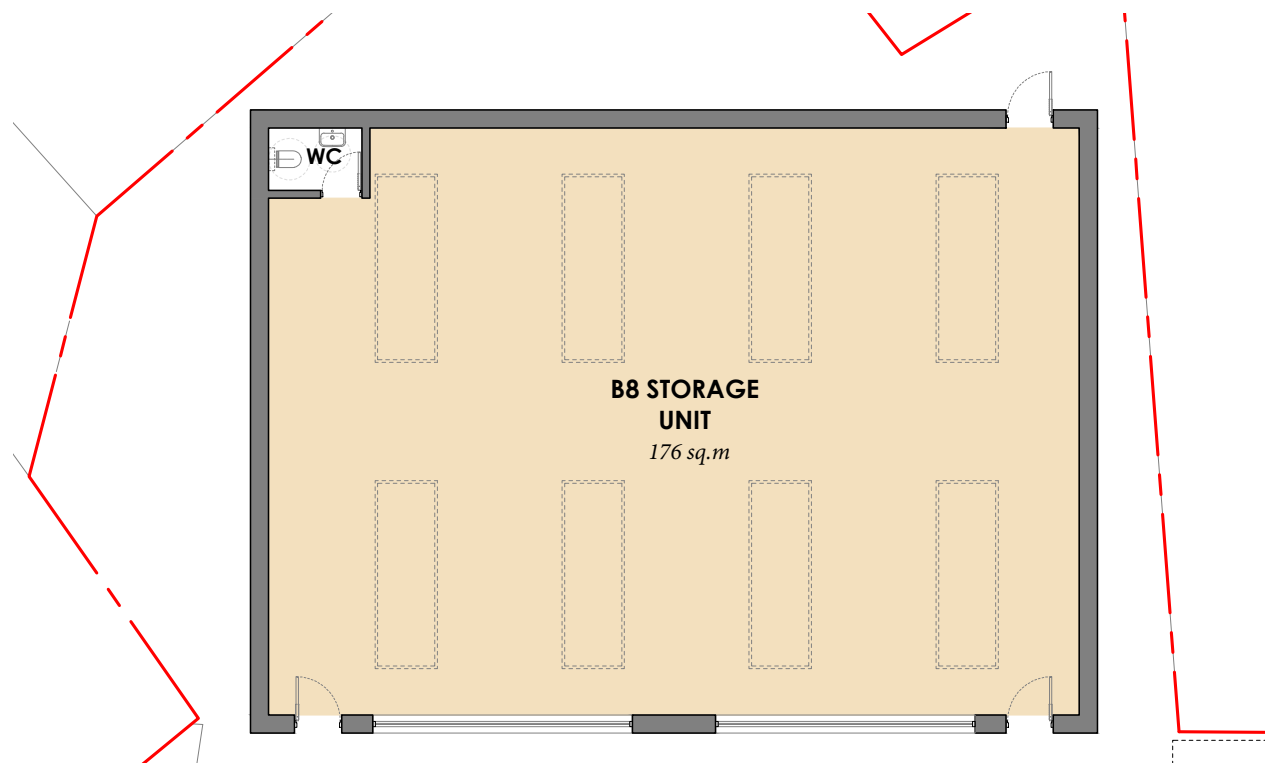
The proposed works comprise:

- Erection of a new B8 Warehouse storage unit
- Waste and cycle storage with associated car parking

The building will comprise of red brick and grey cladding and form a warehouse unit for storage (Class Use B8). 10 Car parking spaces have been proposed. Servicing for the Unit will be carried out within the courtyard space and via the roller shutter.

The height of the property has been kept relatively low to ensure no disturbances to any neighbouring properties/gardens. The site will be secured with a gate for the main access. Thus providing some security / surveillance to the area.

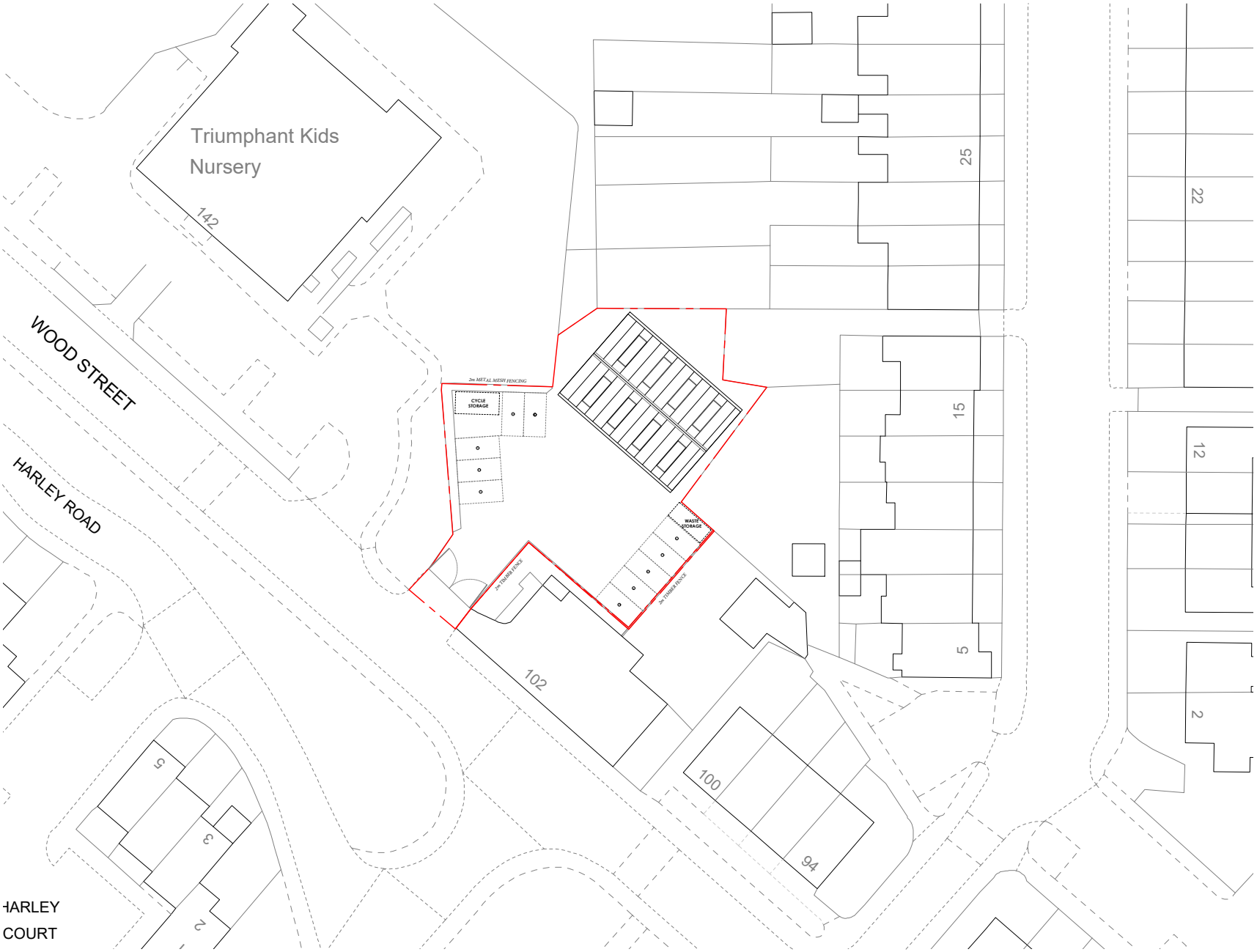
Waste management will be carried out by the management company and brought onto wood street on collection day.



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SITE PLAN

