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Our Ref: EKPS/250604/KD/ESK

Submitted via the Planning Portal

2 September 2025

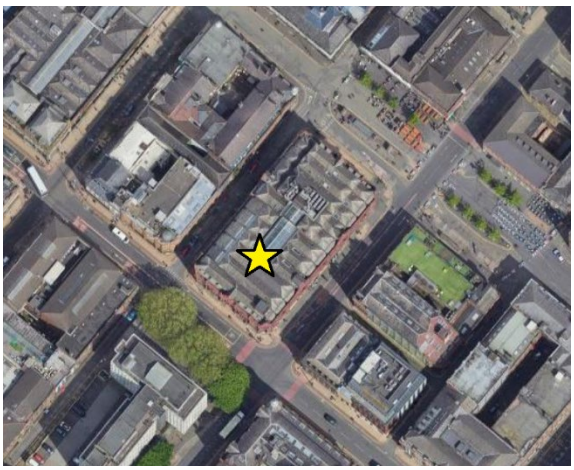
Dear Sir or Madam,

Application for Full Planning Permission and Listed Building Consent: Use of Units B2, B3 & B4 (lower ground floor) as a Gym (Use Class E(d)), Sevendale House, 7 Dale St, Manchester M1 1JA

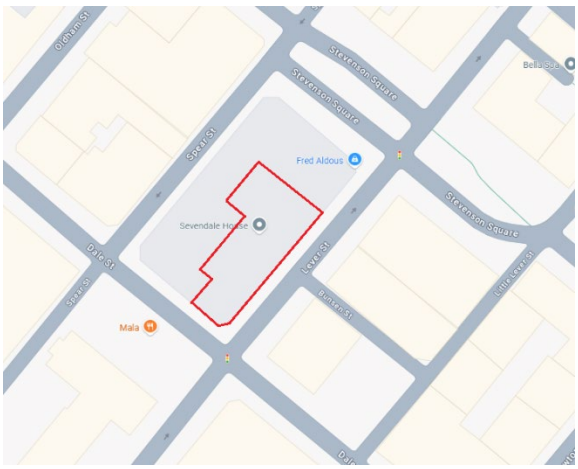
On behalf of our client, One XPS Fitness Limited ('the Applicant'), we are pleased to enclose a full planning and listed building consent application for the use of Units B2, B3 and B4 (lower ground floor) as a Gym (Use Class E(d)), Sevendale House, 7 Dale Street, Manchester M1 1 JA. The application has been submitted via the Planning Portal (Ref. PP- 14198498). The area covered by the red line boundary totals 5,634 sq ft (524 sqm).

The Site and Surroundings

The Site is located on the lower ground floor of Sevendale House, a Grade II listed building since 1994 (Ref: 1200847), situated at the corner of Dale Street and Lever Street within the Stevenson Square Conservation Area see **Figures 1** and **Figure 2** (below). The building was constructed in the early 1900s as a warehouse for I.J.& G. Cooper Ltd and designed by a Mancunian architect John Bowden. Since then, it been refurbished several times to accommodate a range of uses, mainly shops and offices, with its most extensive works undertaken from 2013-2015. It was during this time which several floors were approved for internal alterations and altered to accommodate modern offices available to let. The Site relates to units B2, B3 and B4.



^ Figure 1: Site Location (Google Maps, 2025)



^ Figure 2: Site Boundary (Google Maps, 2025

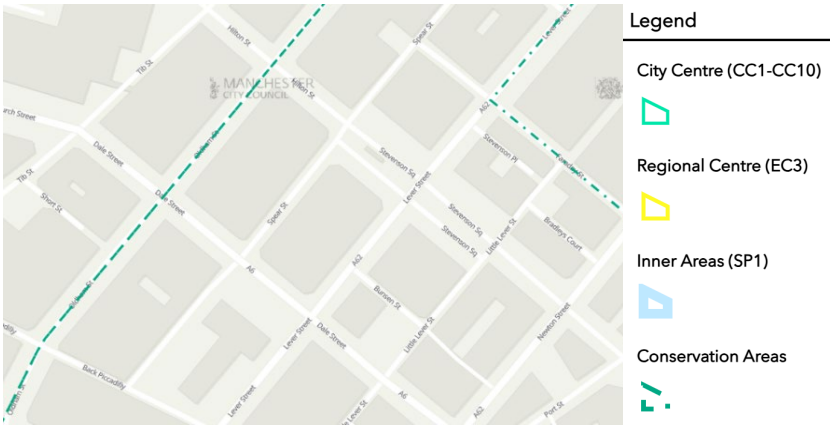
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Site Specific Planning Policy

The Interactive Policies Map by Manchester City Council (MCC) has been used to identify the relevant site-specific planning policy allocations see **Figure 3** (below). The site falls within the Regional Centre as defined in Policy EC3 of the Manchester Core Strategy (MCS) and is subject to the City Centre development framework (Policies CC1–10).

Any proposed development must also reflect the Inner Areas Spatial Principle (Policy SP1), supporting the council's aim to create connected places and communities. The Site's allocation within the Stevenson Square Conservation Area and the building is Grade II listed.



^ Figure 3: Land & Policy Allocations (Adapted from MCC website)

Relevant Planning History

The planning history and former uses of the Site serve as an important reference point for assessing the types of permissions and use classes that would be deemed acceptable on-site and in relation to its surrounding area. Those considered to be the most relevance are listed below:

Application 139148/LO/2024

Listed Building Consent for internal refurbishment works - Approved - 15 November 2024

Application 114707/FO/2016

Change of units of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use – Approved - 30 January 2017.

This planning permission includes 4 no. conditions as follows:

- Condition 1: Time (implement within 3 years);
- Condition 2: Implementation in accordance with approved plans;
- Condition 3: Deliveries, Servicing and Collections (07.30 to 20.00, Monday to Saturday, and no deliveries . waste collections Sunday / Bank Holidays); and
- Condition 4: Operating Hours (08.00 to 20.00 Monday to Sunday).

Application 114708/LO/2016

Internal works associated with change of use of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use – Approved – 01 March 2017

The Proposed Development

The development proposes a change of use to vacant units B2, B3 and B4 on the Lower Ground floor of Sevendale House. The units would continue to operate under Class E commercial, business and service, specifically subsection Class E (d) "*for indoor sport, recreation or fitness, not involving motorised vehicles or firearms or use as a swimming pool or skating rink, principally to visiting members of the public"*).

The proposed description of development is as follows:

> *"Use of Units B2, B3 and B4 as Class E(d) Indoor sports & fitness facility, with associated internal works"*.

Initial pre-application discussions took place with MCC officers by way of email during June and July 2025.

The Operator: OneXPS Fitness Limited

OneXPS Fitness Limited is a fitness facility provider; they currently operate a state-of-the-art training and exercise facility in the One Express building.

The facility provides a range of cardio, strength, core and mobility equipment to cater for all fitness requirements with an upscale fitness studio running a variety of classes such as Spin, HIIT, Mind and Body Classes. In addition, personal training is provided to all clients with 1-on-1 wellbeing coaching and expert instruction included in the service. Members are also given access to private shower and changing rooms for maximum comfort.

All members are background checked with the requirement of an in person meeting before membership is confirmed. This has ensured a safe and welcoming space for the clientele and has resulted in a waiting list of more than 50 people for memberships. The proposed operating hours are Monday – Friday: 06.00-22.00; and Saturday and Sunday: 08.00-18.00.

Design & Access

Design

The Proposed Development would be split into 2 no. training rooms, a Hyrox area and weights area. The proposed layout of exercise equipment is designed to utilise the natural flow of the floor through designated lower and upper body exercise areas as to avoid isolating any part of the floor. The Hyrox area will also serve as a functional training space which will operate with a daily schedule of specialised classes.

The facility will be accompanied with individual shower rooms for maximum privacy and comfort alongside the provision of secure lockers for members to leave their belongings whilst using the facilities. For the avoidance of doubt, no external alterations are proposed and no additional mechanical / ventilation equipment is required.

Access

The Proposed Development would be accessed on Lever Street through the buildings main entrance via a staircase leading to 2no. glass reinforced doors.

Members will be required to scan a QR code to enter the gym, the code will be provided by the ONE XPS Fitness app and automatically refreshed every 15 seconds, preventing screenshots to be shared. Each time a member scans into either door of the main entrance, it is recorded on a reception log in Member (the gyms operating system). This will prevent any non-occupants from entering the facility. To exit the gym, a member will push the 'push to exit' button on each of the doors.

In the case a member cannot access the gym via the staircase, internally or externally, a lift is available from the access on Dale Street. The lift will bring them into the main reception area in Sevendale house. They will then be able to access the gym via the lift.

Waste

Sevendale House comprises a large commercial building, which is managed by PJD Property Management Limited. PJD Property Management facilitate the collection of the bins via a third party waste provider – B&M Waste Management – and this arrangement is unchanged for the use of the property as a gym.

The building benefits from daily collections, and bins are available for a variety of waste types including mixed recycling and food waste. It is anticipated that the level of waste will be limited to paper towels and occasional water bottles from clients (though the use of reuseable vessels will be encouraged), along with limited waste from staff lunches.

The original waste contract with B&M Waste Management, together with an amendment document, can be shared with the Local Planning Authority, if required.

Relevant Policy and Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Use Class Order

The Town and Country Planning (Use Classes) Order 1987 ("UCO") and subsequent amendments, puts uses of land and buildings into various categories known as "use classes". The categories give an indication of the types of use which may fall within each use class.

There were previously four main categories:

- Class A covers shops and other retail premises such as restaurants and bank branches;
- Class B covers offices, workshops, factories and warehouses;
- Class C covers residential uses; and,
- Class D covers non-residential institutions and assembly and leisure uses.

In addition to these four uses there is a further category – 'Sui Generis' – which covers uses that do not fall within Classes A to D.

Notwithstanding this, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 states that:

> *"For the purposes of the Use Classes Order, if a building or other land is situated in England, and is being used for the purpose of one of the following classes which were specified in Part A or B of the Schedule to that Order on 31st August 2020, as—*

(a) Class A1 (Shops),

(b) Class A2 (Financial and professional services),

(c) Class A3 (Restaurants and cafes), or

(d) Class B1 (Business),

that building or other land is to be treated, on or after 1st September 2020, as if it is being used for a purpose specified within ***Class E (Commercial, business and service) in Schedule 2 to that Order****."*

Consequently, given the previous lawful use of the building fell within Use Class B1 (Office) use (as approved under Application 114707/FO/2016), it can be concluded that the extant use of the property falls within Use Class E.

It should be noted that planning permission is not required to move between the sub-classes included within Use Class E unless explicitly required in the granting of any previous applications. On review of application 114707/FO/2016 there is nothing prohibiting the use of the building in other Uses included in Class E.

Class E Commercial, Business and Service.

Class E of the UCO is relevant and states that development will fall within this use class whereby (our emphasis):

"Use, or part use, for all or any of the following purposes—

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public—

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for—

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process.

The proposed use of the property as a gym therefore wholly falls within Use Class E(d).

Planning Policy

All planning applications must be determined in accordance with the relevant development plan policies and guidance as stated in Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise.

The Development Plan for Manchester City Council consists of the following:

- Manchester Core Strategy ("MCS"), adopted July 2012;
- Retained Policies of the Unitary Development Plan ("UDP") adopted1995, and;
- Places for Everyone Joint Development Plan, adopted March 2024.

The Manchester Core Strategy (hereafter "MCS") is the key document and sets out the long-term strategic planning policies for Manchester's future development whereas, the UDP assists the MCS with several retained policies. Furthermore, the Places for Everyone ("PfE") Joint Development Plan Document sets out the strategic development goals for the region including economic development and sustainable place-making.

The pertinent policies are as follows:

MCS:

- **Policy EC 3: The Regional Centre** – encourages development for employment-generating uses within the Regional Centre, including offices and other commercial development.
- **Policy CC 9: Design and Heritage** – requires development in the City Centre to preserve or enhance identified heritage assets, including conservation areas. Also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- **EN3: Heritage** – requires new development to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- **Policy DM 1: Development Management** – requires all developments to have regard to a range of specific issues including: impact on the surrounding area in terms of design, scale and appearance; effects on amenity such as privacy, light, noise, odours, litter, road safety and traffic generation; accessibility (for disabled people and sustainable transport modes); community safety and crime prevention; refuse storage and collection; vehicular access; and green infrastructure.

'Saved' policies of the UDP:

- **Policy DC26: Development and Noise** – aims to reduce the impact of noise on people living and working in, or visiting, the City by considering both:

  a) The effect of new development proposals which are likely to be generators of noise; and

  b) The implications of new development being exposed to existing noise sources which are effectively outside planning control.

The Policy adds that where the Council believes that a new proposal might generate potentially unacceptable levels of noise, it will require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily. It goes on to state that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

PfE:

- **Policy JP-Strat1** - outlines the overarching strategic approach for development within the area, aiming to deliver sustainable growth by focusing on well-connected, inclusive, and economically resilient places.

- **Policy JP-P2 (Heritage)** - focuses specifically on conserving and enhancing heritage assets. It requires new developments to respect and integrate heritage features, protecting cultural and historic identity while supporting viable uses that sustain their long-term preservation.

- **Policy JP-P1: Sustainable Places / Sustainable Design** - emphasises the creation of high-quality, well-designed places that are environmentally sustainable, inclusive, and adaptable to climate change. It promotes energy efficiency, active travel, green infrastructure, and locally distinctive design.

Other Material Policy Considerations

In line with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, relevant material considerations include (but are not limited to):

- The Guide to Development in Manchester SPD, adopted April 2007;

- National Planning Policy Framework ("NPPF"), updated December 2024;

- Planning Policy Guidance ("PPG") updated December 2024. and;

- National Design Guide adopted October 2019.

Planning Appraisal

Having introduced the Applicant, the site and surroundings, the proposed development and the relevant local and national planning policies, it is now relevant to present the justification for the proposals.

The main issues for consideration relate to the acceptability of the proposals in terms of the acceptability of the extended operating hours and associated impact on amenity; alongside heritage considerations, notably any impact on the listed building and ensuring the character and appearance of the Conservation Area is preserved.

Principle of Development

The Site is situated in the centre of the Northern Quarter has developed a unique culture over the years that has been accompanied by retail, arts, leisure, offices, arts and tourism development alongside other town centre uses. It is prominent destination within the city of Manchester. The Site is allocated within The Regional Centre under Policy EC3 and is regarded is a sustainable and suitable location for the proposed use with both bus and tram networks within walking distance.

The Proposed Development intends to provide a contemporary exercise facility that would operate under Use Class E(d). As noted earlier in this letter, the existing use of relevant suites also falls within Use Class E.

Planning permission is not required to move between the sub classes within Use Class E unless the condition of a previous consent specifically restricts the use of the property. On review of the previous permission, there is no such restrictions and as such explicit planning permission is not required for the change of use, and the principle of development is already established subject to the relevant technical considerations.

To this end, it is noted that the proposed operating hours of the Gym extend beyond those previously approved, which restricted the development to 08.00 to 20.00 Monday to Sunday. The gym is proposed to alternatively operate Monday to Friday: 06.00am-22.00pm, and Saturday and Sunday: 08.00am-18:00pm.

The Proposed Development is co-located within the building which primarily includes leasing floorspace for to a variety of businesses, also under Use Class E. There are no residential properties within the building. As such it is considered that the use of the property as a gym would be compatible with neighbouring uses and would not introduce any amenity issues.

Notwithstanding, and for the avoidance of doubt, A Noise Impact Assessment has also been undertaken by Azymuth Acoustics UK, to determine if any additional works or measures were required to mitigate noise levels during both day and night-time periods for surrounding occupiers, to preserve neighbouring amenity.

The assessment concluded that noise from the proposed premises shall be at least 29dB below the background sound level and at least 25dB below the external nose limits indicating no noise impact.

Notwithstanding, and with consideration to the fabric of the building, the report has specified an additional 2no. plasterboard layers, as well as ensuring acoustically sealed junctions within the internal proposed fit out to ensure no disturbance to adjoining tenancies. Allied with this, absorptive rubber flooring material is to be installed throughout the activity spaces to also control any vibration impact.

With this in mind, it is not considered that the use of the property, nor the extended opening hours will not cause any adverse impact on the surrounding amenity, and as a result, the development accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Heritage Considerations

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act relates to conservation areas and states "*In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*"

As stated previously within this report, the application site lies within the northern section of the Stephenson Square Conservation Area and the building itself is Grade II listed. A Heritage Statement has been prepared by SLHA and is submitted with the application to ensure the proposed development is acceptable in heritage terms.

The Statement concludes that the basement units have been substantially altered and refurbished a number of times throughout the 20th/21st centuries and consequently are able to accommodate further change / enhancement due to the limited degree of historic fabric that survives.

The Heritage Impact Assessment has demonstrated that the proposed internal refurbishment of the basement will result in largely neutral impacts as most of the proposed works relate to general refurbishment of existing, modern fabric such as partitions, ceiling tiles, flooring and lighting. One minor beneficial impact is delivered in the exposure of one of the original cast iron columns within the centre of the floorplate, whilst one minor adverse impact is derived in the concealment of another, although it is acknowledged that the concealment is fully reversible and will not affect the fabric of the column.

As no external alterations are proposed, there will be no impact on the setting and character of the Conservation Area.

With this context in mind, the proposal is considered to be in accordance with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Summary and Conclusions

Overall, it is considered that the minor instances of physical alteration to the historic building fabric and the building's principal spaces resulting from the proposed works to the building are necessary in progressing a sensitive, and appropriate new use for the building. It is concluded that the alterations do not detract from the ability to understand and appreciate the heritage values of the building, and are collectively considered to result in an overall neutral impact.

Consequently, it is considered that the Proposals will not result in any unmitigated "harm" to the character, fabric or appearance of the listed building and the proposed development would bring a vacant and underutilised building back into an active City Centre use. Given no external alterations are proposed, the character and setting of the Conservation Area are also preserved. The proposals are therefore considered to be entirely consistent with both Local and National Planning Policy and it is therefore respectfully requested that permission be granted without delay.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- Planning Application Forms, Certificates and associated application fee;
- Existing and Proposed Plans prepared by OBI (full list included in **Annex 1**);
- Heritage Statement prepared by Stephen Levrant Heritage Architecture;
- Noise Impact Assessment prepared by Azymuth Acoustics UK; and.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully validated.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (0797 187 1286).

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
euan@euankellie.co.uk

Annex 1: Drawing List

- 25034_03_LG Red Line Plan
- 25034_04_LG Location Plan Revision A
- 25034_01_LG Existing layout Plan
- 25034_12.1_LG Existing Section A-A
- 25034_14.1_LG Existing Ceiling Plan
- 25034_17.1_LG Existing Floor Finishes Plan
- 25034_10_LG Proposed GA Plan
- 25034_11_LG Alterations Plan
- 25034_12.2_LG Proposed Section A-A
- 25034_14.2_LG Proposed Ceiling Plan
- 25034_16_LG Proposed Wall Type Plan
- 25034_17.2_LG Proposed Floor Finishes Plan