

Supporting Planning Statement

Change of Use to Class E(d) – Indoor Sport, Recreation or Fitness

Unit 12, City Court Trading Estate, Poland Street, Ancoats, Manchester M4 6AL

1. Introduction

This statement supports the application by Built Performance Limited for the change of use of Unit 12, City Court Trading Estate from its current commercial use to Class E(d) (indoor sport, recreation or fitness) under the Town and Country Planning (Use Classes) Order 1987 (as amended).

The premises will be operated as a HYROX-affiliated gym, providing structured fitness classes, small group coaching, and personal training services aimed at promoting health and wellbeing in the local community.

2. Site & Existing Use

The property is a modern ground floor unit extending to approximately 2,324 sq ft, situated on an established industrial and commercial estate in Ancoats, Manchester. The current lawful use is understood to be within Class E (commercial, business and service). There are no external alterations proposed as part of this application.

3. Proposed Use

The proposed use is for an indoor sport and fitness facility, falling under Class E(d), including:

- Group fitness classes (e.g. strength, endurance, HYROX training)
- Personal training and small group coaching
- Associated ancillary use such as reception, waiting area and staff facilities

4. Planning Policy Context & Benefits

The proposal aligns with national and local planning objectives, including:

- Promoting healthy lifestyles and physical wellbeing through access to high-quality fitness facilities.
- Supporting economic vitality by occupying a currently vacant unit, generating employment

(gym staff, local suppliers)
and increasing footfall in the area.

- Minimal amenity impact, given:

- All activities are indoors with modern acoustic controls.
- Operations limited to reasonable hours to avoid disturbance.
- No additional traffic or parking pressures beyond existing site provisions.

5. Access & Parking

The site benefits from existing on-site parking facilities and excellent access to public transport.

No changes are proposed to site layout or servicing.

6. Summary & Conclusion

The proposed change of use to a gym will make beneficial use of an underutilised commercial unit, support local economic and health objectives, and have no adverse impact on neighbours, parking, or local character.

We therefore respectfully request that planning permission be granted.