

Comments for Planning Application 142671/FO/2025

Application Summary

Application Number: 142671/FO/2025

Address: 136 St Werburgh's Road Manchester M21 8UQ

Proposal: Change of use of a gym (Class E) to create 3 no. residential apartments

Case Officer: Holly Wright

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express my concern regarding to the proposed change of use at 136 St. Werburgh's Road.

This building provides a sustainable "place for everyone" in the local community, it works well and is an attractive and lively place where the staff work together. The gym is run by owners with a vision for the local community and provides opportunities for local people and affordable workspaces. It is home at least three other small legitimate independent businesses and has space for services that benefit and meet the needs of the local community. These businesses support the health and well-being of local residents and contribute to the local economy. With the proposed change of use the businesses will lose their homes and their local clientele.

The established businesses based in the building boost the local economy, providing a space for skilled and professional jobs for local people. It would make economic sense for Chorlton / Manchester for these businesses to remain in the building.

If the change of use is given, there will be an environmental impact to Manchester. The building's location ensures there are reduced transport costs for the majority of the businesses' customers as they walk to their appointments. Dispersal of the businesses will require customers to use public transport, or drive, which would increase individual costs, accessibility and pollution.

There is an ongoing need for residential homes in Manchester, and there are unused, empty buildings which would benefit from regeneration in the local area, however in close proximity to this building there are buildings being converted to flats and new homes being built, as well as an extensive proposed development in the centre of Chorlton, "One Chorlton", which will provide a large number of homes. It is questionable how further flats would improve and enhance the local

area, in comparison to having thriving local businesses in Chorlton where businesses are being lost.

In addition, 136 St. Werburgh's Road is a Grade II listed building with significant heritage value. Converting it to flats would have an environmental cost, alter the character of the building and strip it of its role as a living, active part of the community.

The green space outside the building is used for activities for local residences and their children, conversion to flats would cause this space to become car parking thus losing the use of this space.

I would question what you want for this local District centre and urge you to consider carefully the impact on the local community before making your decision.