MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143883/FO/2025
Date registered valid:	7 November 2025
Proposal:	Creation of indoor sports & fitness facility (Class E(d)) with associated internal works.
Address:	Units B2, B3 & B4 (Lower Ground Floor) - Sevendale House , 7 Dale Street, Manchester, M1 1JA
Ward(s):	Piccadilly Ward
Applicant:	Mr Mike Lathwood One XPS Fitness Limited
Agent (if any):	Mr Euan Kellie Euan Kellie Property Solutions
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **24 December 2025**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 September 2025

Standard consultations:
Printed: 17 September 2025 Expired: 8 October 2025

Neighbour notifications
Printed: 7 November 2025 Expired: 28 November 2025

Site notice
Posted: 12 November 2025 Expired: 3 December 2025
Posted: 19 September 2025 Expired: 10 October 2025

Press advert
Published: 11 November 2025 Expired: 2 December 2025
Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The Site is located on the lower ground floor of Sevendale House, a Grade II listed building situated within the Stevenson Square Conservation Area.

The extent of the building is bound by Dale Street to the south-west, Spear Street to the north-west, Lever Street to the south-east and Stevenson Square to the north-east.

The building was constructed in c1903 as a warehouse for I. J. & G. Cooper Ltd, designed by Manchester architect, John Bowden. The former warehouse comprises four storeys to the Dale Street elevation, cladded of polished red granite, red sandstone, red brick and terracotta

The surrounding Stevenson Square Conservation Area consists of a high number of Victorian properties completed in red brick that lie in mixed uses. The most prominent neighbouring property conversely is that of Chatsworth House, a mid-century former office building, now in use as residential dwellings, that is completed in concrete panels.

To the south of the site lies Dale Street, a key road that bisects the Steven Square Conservation Area and that is home to a high number of Grade II listed buildings. To the north of the site lies Stevenson Square, a semi-pedestrianised public space that acts as a key focal point within the Stevenson Square Conservation Area and is home to a high number of drinking establishments with outdoor seating areas.

This application is concerned with a particular section of the basement area of the building only. The main entrance to this unit will be from the Lever Street elevation.

Description of Development

The proposal seeks planning permission for the creation of indoor sports & fitness facility (Class E(d)) with associated internal works.

Related Applications

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 January 2017.

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 March 2017.

139148/LO/2024 - Listed Building Consent for internal refurbishment works.
Approved November 2024.

143884/LO/2025 - Listed building consent for internal reconfiguration works associated with indoor sports & fitness facility.
To be approved in tandem with this application.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. Due to an incorrect site edged red, the application was re-validated, and a second consultation period was undertaken.

At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Have no objections.

Environmental Health - Advised conditions to attach to control hours, deliveries and servicing,

TFGM - Have no comments to make.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles

- Policy CC7 - Mixed Use Development
- Policy CC9 - Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Other Legislative Requirements

- Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

There is no objection in principle to the use of the basement space at the application site as an indoor sports & fitness facility (Class E(d)). The proposal must be assessed against the material planning considerations listed below.

Visual Amenity

There are no external alterations proposed as a part of this application.

Therefore, there are no visual amenity grounds to refuse the application on.

Heritage

As mentioned above, there are no external alterations proposed as a part of the application.

Various internal works are proposed which are fully assessed against the accompanying Listed Building Consent application 143884/LO/2025.

Residential Amenity

The hours of operation are as follows:

- 06:00 to 22:00 Monday to Friday
- 08:00 to 18:00 Saturday and Sunday

It is considered these hours are acceptable and to not have a significant impact on any surrounding residential amenity. A condition has been attached to ensure the hours of operation applied for are adhered to for the lifetime of the use hereby approved.

A condition has been attached to ensure that any deliveries and servicing do not take place outside of 07:30 to 20:00, Monday to Saturday, with no deliveries/waste collections on Sundays/Bank Holidays, in order to protect the amenity of surrounding residents.

The waste management strategy submitted is considered to be acceptable. A condition has been attached to ensure that the waste management of the use hereby approved is adhered to for the lifetime of the use.

The submitted Noise Impact Assessment by Azymuth Acoustics was reviewed by Environmental Health.

A noise survey has been undertaken and noise measurements at another gym as it was operating.

The noise assessment has predicted that the noise from the machines and music will be within recommended limits subject to various measures being included such as works to walls (Section 5.1 Separating Walls), works to ceiling, (Section 5.2 Separating Floors), works to prevent breakout into the lift shaft, (Section 5.3 Internal Walls), absorptive ceiling tile, (Section 5.4 Reverberation Control) and specialist absorptive rubber flooring to be installed throughout the activity spaces (Section 5.5 Vibration Control).

Further details are required in respect of use of music/amplified sound, and this should be secured by condition prior to the first use of the development. Once agreed measures have been implemented, a verification report shall be submitted to ensure that the measures are adequate.

The plant and location are expected but are currently unknown at the time of noise assessment. Planning permission (if the plant is external) (and an associated Listed Building Consent) will therefore be required in order to assess the amenity and heritage implications of the plant)

Waste Management

The submitted supporting information confirms that the Waste and service management will be aligned to the existing overall Sevendale House building. This information has been reviewed by both Environmental Health and Highway Services, who have confirmed acceptance of the premises tying existing waste management arrangements.

A condition has been added to ensure that the development complies with the waste management strategy outlined is adhered to for the lifetime of the use associated with this application.

Access

The primary access to the site is via a staircase located on Lever Street, leading directly to the facility entrance.

An alternative accessible route is available from Dale Street, where a platform lift provides entry into the main reception area of Sevendale House. From there, visitors can access the gym using an internal lift.

Therefore, as fully access can be provided to all visitors to the space, the proposal is considered to be compliant with policies SP1, DM1, CC10, Design for Access 2.

Highways Impacts

Given its city centre location the site is considered to be suitably accessible by sustainable modes. It is in close proximity to a range of public transport facilities including bus, tram and rail services.

Level of trips generated is not anticipated to be significant. No highways concerns are expected. It has been accepted by MCC's Highway Services that given the surrounding level of sustainable travel offer in the area, it is likely that the majority of trips are to be undertaken on-foot or via public transport.

Transport for Greater Manchester has no objections to the proposals.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is

in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 03 September 2025:

- Design and Access Statement

Received by Manchester City Council as the Local Planning Authority on 10 September 2025:

- Access Provision, prepared by Euan Kellie Property Solutions, dated 10 September 2025.

Received by Manchester City Council as the Local Planning Authority on 15 September 2025

- Waste Storage, prepared by Euan Kellie Property Solutions, dated 15 September 2025.
- Waste Strategy for Sevendale House, prepared by B&M Waste Services Limited.

Received by Manchester City Council as the Local Planning Authority on 29 October 2025:

- Noise Impact Assessment prepared by Azymuth Acoustics UK Rev A (Ref: AA614).
- Proposed One XPS Sign

Received by Manchester City Council as the Local Planning Authority on 07 November 2025:

- Location Plan 04_LG Rev B

Received by Manchester City Council as the Local Planning Authority on 13 November 2025:

- Proposed Lower Ground - Red Line Plan 03_LG Rev A
- Proposed Lower Ground Layout Plan 10_LG Rev B
- Proposed Lower Ground Section A-A 12.2_LG Rev A
- Proposed Lower Ground Ceiling Plan 14.2_LG Rev B
- Proposed Lower Ground Wall Type Plan 16_LG Rev B
- Proposed Lower Ground Floor Finishes Plan 17.1_LG Rev A

Received by Manchester City Council as the Local Planning Authority on 18 November 2025:

- Heritage Statement: Significance and Impact, prepared by Stephen Levrant Heritage Architecture (November 2025).

Received by Manchester City Council as the Local Planning Authority on 03 December 2025:

- Lower Ground - Alterations Plan 11_LG Rev B

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC19.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the premises shall only be used as an indoor sports & fitness facility (Class E(d)), and for no other purposes within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of amenity and in compliance with SP1, DM1, DC26 and the National Planning Policy Framework.

4) The premises shall not be open outside the following hours:-

- 06:00 to 22:00 Monday to Friday
- 08:00 to 18:00 Saturday and Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the Noise Impact Assessment prepared by Azymuth Acoustics UK Rev A (Ref: AA614), received by Manchester City Council as the Local Planning Authority on 29 October 2025, prior to the first use/occupation of the development, a scheme of acoustic treatment demonstrating how the premises has been acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be

carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) The details of the approved Waste Management scheme 'Waste Storage, prepared by Euan Kellie Property Solutions, dated 15 September 2025' and 'Waste Strategy for Sevendale House, prepared by B&M Waste Services Limited' shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Informatives

As no plant locations are formally proposed as a part of this application, any externally mounted plant proposed shall require a separate planning permission and listed building consent to be submitted in order for the Local Planning Authority to formally assess the visual amenity and heritage impact of any externally mounted plant.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester

Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, 22 Lever Street, Manchester, M1 1EA
Second Floor, 26 Lever Street, Manchester, M1 1DW
Fourth Floor, 24 Lever Street, Manchester, M1 1DZ
First Floor, 24 Lever Street, Manchester, M1 1DZ
20 Spear Street, Manchester, M1 1JE
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
First Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Basement, 22 Lever Street, Manchester, M1 1EA
Basement, 24 Lever Street, Manchester, M1 1DZ
IDEAS BY MUSIC LTD, Third Floor, 24 Lever Street, Manchester, M1 1DZ
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fred Aldous, 37 Lever Street, Manchester, M1 1LW
Ticketmaster UK Limited, Second Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Office 3B, 22 Lever Street, Manchester, M1 1EA
Office 3A, 22 Lever Street, Manchester, M1 1EA
24 Lever Street, Manchester, M1 1DZ
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1WD
Third Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 24 Lever Street, Manchester, M1 1DZ
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
35 Lever Street, Manchester, M1 1LW
Third Floor, 26 Lever Street, Manchester, M1 1DW
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Noho Bar, Stevenson Square, Manchester, M1 1FB
Fourth Floor, 22 Lever Street, Manchester, M1 1EA
Third Floor, 22 Lever Street, Manchester, M1 1EA
Basement, 26A Lever Street, Manchester, M1 1DW
First Floor, 26 Lever Street, Manchester, M1 1DW
Ground Floor, 24 Lever Street, Manchester, M1 1DZ
Second Floor, 22 Lever Street, Manchester, M1 1EA
First Floor, 22 Lever Street, Manchester, M1 1EA
Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, 26 Lever Street, Manchester, M1 1DW
Basement, 20 Spear Street, Manchester, M1 1JE
Units G2 And G3 , Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL