MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Mike Lathwood
One XPS Fitness Limited
C/o Beever And Struthers
One Express
1 George Leigh Street
Manchester
M4 5DL

Agent (if used)

Mr Euan Kellie
Euan Kellie Property Solutions
Neo
9 Charlotte Place
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Creation of indoor sports & fitness facility (Class E(d)) with associated internal works.

Location: Units B2, B3 & B4 (Lower Ground Floor) - Sevendale House , 7 Dale Street, Manchester, M1 1JA

Date of application: 7 November 2025

Application number: 143883/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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) attached to this decision

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) a) 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

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

As no plant locations are formally proposed as a part of this application, any externally mounted plant proposed shall require a seperate 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.

Date: 31 December 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026