

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143601/FO/2025

Date registered valid: 29 September 2025

Proposal: Change of Use from Class B Industrial to Class E - E(d) Indoor sport, recreation or fitness.

Address: Arch 124 , Water Street, Manchester, M3 4JW

Ward(s): Deansgate Ward

Applicant: FutureShock Wrestling Ventures Ltd

Agent (if any):

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 October 2025

Standard consultations:

Printed: 3 October 2025 Expired: 24 October 2025

Neighbour notifications

Printed: 3 October 2025 Expired: 24 October 2025

Site notice

Posted: 9 October 2025 Expired: 30 October 2025

Press advert

Published: 7 October 2025 Expired: 28 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site and area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Arch 124 is located within a block of four arches, two of which are currently occupied. Access to the set of arches is gated and each arch contains a roller shutter and door access point.

The proposed site is located on Water Street and bounded by Liverpool Road, New Elm Road, Potato Wharf and Wollam Place. The area has a mixed used character, with flats at Wollam Place and Potato Wharf (Class C3), a nearby YMCA (Class E(d)), Castlefield Hotel (Class C1) and hotel and restaurant uses along Liverpool Road (Class E). The site sits between Deansgate, a major route with a varied commercial offer and strong historic environment, St. John's, a new area with an emerging mixed-use character, and Salford.



Description of development

Full planning permission is sought for a Change of Use from Class B Industrial to Class E - E(d) Indoor sport, recreation or fitness.

2 internal cycle parking spaces are proposed.

There are no external alterations or plant proposed

Consultations & Notification Responses

Publicity

The proposal has been advertised by way of a site notice and press notice. Notification letters have also been sent to surrounding properties. No representations have been received.

Highway Services – No objections. Accepted that any users accessing the site by car could utilise nearby parking bays. Given the location the site is in close proximity to a range of public transit facilities. Operational management plan is acceptable. Waste management and bin store locations are considered acceptable.

Greater Manchester Police – No objections.

Environmental Health – No objections subject to condition being attached to any consent granted in relation to proposed hours of operation, waste management and noise management / acoustic insulation.

Policy

Places for Everyone Joint Development Plan

JP-C5 Streets for All

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

CC1 Primary Economic Development Focus: City Centre and Fringe

EN19 Waste

DM1 Development Management

Saved Unitary Development Plan Policy

DC26 Development and Noise

National Planning Policy Framework

Chapter 6 Building a strong competitive economy

Issues

Principle of Development

The proposed development would constitute a gym-style use. As an indoor fitness facility, rehearsal will allow for existing members to access the site and new patrons to use the site for lessons. Policy SP1 emphasises the goal of 'neighbourhoods of choice', in which the unique, varied and robust uses in an area meet local needs and create 'a district environment'.

The proposal therefore would broaden the variety of uses at the site and would bring a currently vacant space into use in an active area of the City Centre that is well serviced by sustainable transport modes. In principle, the proposed E(d) use is more sympathetic to the surrounding residential uses of the area rather than the existing B2 industrial use class. Given this the development proposal is therefore acceptable pursuant to policies SP1, CC1, DM1 and the National Planning Policy Framework subject to the considerations detailed below.

Amenity / Hours of Operation / Noise

The proposed hours of the use are:

Monday 14:00 - 21.30

Tuesday 17:00 - 21.30

Wednesday 14:00 - 21.30

Thursday 13:00 - 21.30

Friday 17:00 - 21.30

Saturday 10:30 - 16.30

Sunday 10:30 - 14:00

These hours have been approved by the Environmental Protection Team are not expected to have a negative impact on adjoining occupants or nearby residential uses.

As is required by policy DC26 consideration must be given to the impact of the use on noise in adjoining units and nearby noise sensitive uses (i.e. residential).

Given the nature of the proposed use there is potential for noise break out to create impacts on the amenity of adjacent occupiers. Environmental Health Officers have raised no objections to the proposed use subject to a condition requirement agreement of noise management / acoustic insulation measures being attached to any consent granted.

A condition is also to be attached to limit the use within the E use class and to ensure that there are no public events or performances associated with the proposed activities.

No plant is proposed.

On the above basis the proposal is in accordance with policies DC26 and DM1.

Parking

As is required by policy DM1 consideration of the impact of proposed use on parking provision and vehicular access is required. Policy JP-C5 requires that new development enhance and improve infrastructure for cycling to enable active forms of travel.

No parking spaces are allocated for the unit, but this is considered to be acceptable in a City Centre location. The site is serviced by tram and bus services, external 'pay and display' car parks are also located nearby to the site. Two cycle spaces will be provided internally which would meet the Parking Standards of the Manchester Core Strategy. As such the proposal effectively meets policy DM1 and JP-C5.

Waste

Policy EN19 requires that waste management forms a key element of development proposals in order to encourage adherence to the waste hierarchy and reduce impact on Manchester's existing landfills.

The proposed use is not expected to produce a significant amount of waste. Three waste bins will be used within the site for general waste, mixed recycling and food waste.

The type and number of bins proposed has not been confirmed as acceptable by the Environmental Health Officer and as such a condition for final agreement of this will be attached to any consent granted.

Given the above the proposal would effectively meet the requirements of policy EN19.

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 policies 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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 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 use hereby approved is for a Class E(d) use as facility for training and lessons only (and excludes performances or any other events which might be attended by the general public who are not involved in the approved activities) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy SP1 of the Manchester Core Strategy.

- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing (Floor Plan): 43264-PCL-DGT03605-GF-DR-G-00001 (Received 19 October 2025)

Document: Operational Management Plan (Received 29 September 2025)

Document: Servicing and Operations Plan (Received 29 September 2025)

Document: Noise Assessment (Received 11 November 2025)

Reason - To ensure the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

- 4) The approved use shall operate in accordance with the following hours:

Monday 14:00 - 21.30

Tuesday 17:00 - 21.30

Wednesday 14:00 - 21.30

Thursday 13:00 - 21.30

Friday 17:00 - 21.30

Saturday 10:30 - 16.30

Sunday 10:30 - 14:00

Reason - To safeguard the amenity of the surrounding residential occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

- 5) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme 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.

- 6) Prior to commencement of the use a scheme of acoustic insulation/ noise management/ acoustic ventilation to ensure that there is no unacceptable level of noise outbreak including from the operation of the roller shutter shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority.

(c) In the event of non-conformity any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the any of the above approved plant including internally and externally mounted ancillary equipment can commence.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Arch 122, Woollam Place, Manchester, M3 4JJ
Arch 124, Woollam Place, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
Arch 123, Woollam Place, Manchester, M3 4JJ
Arch 121, Woollam Place, Manchester, M3 4JJ
1 New Elm Road, Manchester, M3 4JH
133F Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
129F Liverpool Road, Manchester, M3 4JN
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
129C Liverpool Road, Manchester, M3 4JN
129B Liverpool Road, Manchester, M3 4JN
129A Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
127B Liverpool Road, Manchester, M3 4JN
127A Liverpool Road, Manchester, M3 4JN

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 - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL