

Operational Management Plan

Change of use of the existing commercial unit at 3 Mirabel Street, Manchester, M3 1PJ to an indoor gym/fitness facility (Use Class E(d)).



Site Location:	3 Maribel Street Manchester M3 1PJ
Date:	16 March 2026
Planning Authority:	Manchester City Council

1. Introduction

1. Purpose of the Operational Management Plan

This Operational Management Plan (OMP) outlines the day-to-day operational procedures, customer management, noise control, servicing arrangements and safety practices for the proposed indoor gym at 3 Mirabel Street. It supports planning submission requirements by demonstrating:

- Controlled operational activity
- Protection of residential and commercial amenity
- Sustainable and safe access arrangements
- Compliance with local noise, heritage and environmental policies
- Responsible management of a city-centre fitness facility

2. Overview of the Proposed Use

The development involves the change of use of an existing commercial railway arch unit to a small indoor fitness facility.

Key characteristics:

- Internal works only; no external plant or structural alterations
- Modest customer capacity reflecting the limited floorspace
- Mixture of functional training, free weights, cardio space
- Staffed during core operating hours
- Self-contained facilities: changing rooms, WCs, reception
- No external noise-generating equipment

The operation is designed to support health and well-being while ensuring minimal impact on the surrounding area.

3. Operating Hours

Standard hours:

- Monday–Friday: 06:00–22:00

- Saturday: 08:00–20:00
- Sunday/Bank Holidays: 08:00–18:00

These hours ensure activity remains consistent with city-centre patterns and avoids excessive late-evening disturbance.

4. Staffing and Site Supervision

4.1 Staffing Levels

- 1–2 staff members on site at all times during peak hours
- Lone worker protocol during off-peak periods
- Staff responsibilities include:
 - Managing entry/exit flow
 - Monitoring noise
 - Conducting cleaning and safety inspections
 - Managing customer behaviour

4.2 Staff Training

All staff will be trained in:

- Health & safety compliance
- Noise awareness under UDP DC26
- Emergency evacuation procedures
- Customer management and safeguarding
- Heritage-sensitive housekeeping (no impact to arch structure)

5. Noise and Vibration Management

Given the solid masonry arch structure and internal-only operation, noise impacts are expected to be low.

Measures include:

- Rubber gym flooring to minimise impact noise

- Internal acoustic lining
- Prohibition of dropping heavy weights
- No amplified music externally audible beyond the unit
- Volume limiters on audio system
- Door management: Keeping entrance shut during sessions
- No external training activity

A quarterly check will verify that noise does not exceed background levels at the façade.

6. Access and Customer Management

6.1 Access Control

- Controlled via member key fob or staffed reception
- CCTV coverage of entry for safety
- No queuing expected; if necessary, staff will manage the frontage

6.2 Customer Numbers

- Max capacity: 12–15 persons at any one time
- Sessions scheduled to stagger arrivals/departures

6.3 Deliveries & Servicing

- Light servicing only (cleaning supplies, small equipment)
- Deliveries using existing loading arrangements on Mirabel Street
- No large vehicles required
- No obstruction to public footpaths or access to neighbouring arches

7. Waste Management

- Internal separation of general waste and recycling
- Weekly collection by contracted waste service
- Waste stored internally until collection
- No external waste bins or clutter near the arch façade

8. Health, Safety & Emergency Protocols

8.1 Fire Safety

- Smoke detection and alarm installed
- Two clear internal evacuation routes
- Staff certified in fire procedures
- Weekly alarm tests and annual FRA update

8.2 First Aid

- At least one staff member first-aid trained at all times
- First-aid kits accessible at reception
- Incident logs maintained digitally

8.3 Equipment Safety

- All equipment inspected daily
- Monthly servicing by accredited provider
- Maintenance records kept on file

9. Environmental Management

- Reuse of existing building minimises embodied carbon
- Low-energy LED lighting
- Automatic shut-off systems for HVAC (if installed internally)
- No external plant or exhaust systems
- Encouragement of sustainable travel for staff and members

10. Highways, Parking & Sustainable Travel

10.1 Transport Overview

Highly accessible site adjacent to Manchester Victoria Station. Clear access to various modes of sustainable transport options are accessible within the immediate surrounds. No onsite parking required or proposed

10.2 Cycle Access

- Members encouraged to use public cycle stands in the vicinity
- Staff provided with off-street cycle storage where possible

10.3 Vehicle Impact

- Low due to small customer throughput
- No intensification of vehicle traffic expected
- Fully compliant with NPPF sustainable transport objectives.

11. Heritage & Urban Context Protection

Although no external changes occur, operating procedures will ensure continued protection of the railway arch's historic setting.

Measures include:

- No attachments, fixings or penetrations to historic masonry
- All signage reversible and lightweight
- No external storage, vents, or clutter
- Daily monitoring of arch frontage for cleanliness and condition
- Staff awareness training regarding listed structures nearby

This ensures full compliance with Core Strategy EN3, NPPF Chapter 16 and saved UDP DC7.

12. Community, Social & Economic Benefits

- Activation of an underused commercial arch
- Employment opportunities for 3–5 staff
- Increased local footfall supporting wider regeneration
- Affordable fitness provision improving public health
- Contribution to city-centre vibrancy consistent with Core Strategy CC1 & CC3

13. Complaints Procedure

A transparent system will handle any operational concerns raised by neighbours or the Council:

- Complaints received via phone/email
- Logged within 24 hours
- Investigated internally (noise, behaviour, waste, etc.)
- Corrective action applied within 72 hours
- Record retained for 12 months.

14. Review and Monitoring

This OMP will be reviewed:

- Every 12 months
- Following any significant operational change
- Following any substantiated complaint

Updates will be shared with Manchester City Council upon request.

Conclusion

This Operational Management Plan demonstrates that the proposed gym at 3 Mirabel Street will operate:

- Safely
- Respectfully
- Sustainably
- In alignment with all relevant local and national planning policies

The use is compatible with the commercial railway arch environment and will deliver health, social and economic benefits without adverse amenity impacts.

Accordingly, it is respectfully requested that the change of use application to permit a gym, should be granted planning permission. Should the Planning Authority request any further information in order to process the planning application please contact Chadernnay Glenn at **Homz UK** (Chadernnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.