MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 136

Suffix:

Property Name:

Address Line 1: St Werburgh's Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8UQ

Description of site location must be completed if postcode is not known:

Easting (x): 382358

Northing (y): 393503

Description

Applicant Details

Name/Company

Title

MR

First name

ALISTAIR

Surname

FORDOM

Company Name

Address

Address line 1

136 St Werburgh's Road

Address line 2

Chorlton- cum- Hardy

Address line 3

Town/City

Manchester

County

Country

ENGLAND

Postcode

M21 8UQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Agent Details

Name/Company

Title

Mr

First name

BENJAMIN

Surname

MAGUIRE

Company Name

BM ARCHITECTURAL DESIGNS

Address

Address line 1

APARTMENT 8,

Address line 2

224 GREAT CLOWES STREET

Address line 3

SALFORD

Town/City

GREATER MANCHESTER

County

Country

United Kingdom

Postcode

M7 2ZS

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

THE APPLICATION IS FOR THE FOLLOWING: 1. A CHANGE OF USE FROM A VACANT FORMER CLASS E GYM AND FITNESS CLUB INTO A CLASS C3 DWELLING HOUSE WITH A CLASS F1 TEACHING PORTION TO THE REAR SINGLE STOREY EXTENSION.
2. FOR LISTED BUILDING CONSENT TO MAKE NECESSARY CHANGES INCLUDING NEW REPLACEMENT HERITAGE WINDOWS, RE-NEWAL OF THE SITE BOUNDARY TO ST. WERBURGH'S ROAD, MINOR INTERNAL CHANGES, UP-DATING OF SERVICES AND REFURBISHMENT OF THE SURFACES AND PLANTING IN THE MAIN COURT-YARD.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ◯ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ Yes
⊘ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

⊘ Yes
◯ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

REFER TO DRAWING NOS. BM/0726/WERB/ PL1 TO PL8 INC. AND PLANNNING STATEMENT

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
MID RED TRADITIONAL LANCASHIRE HAND MADE BRICKS IN ENGLISH BOND OF FIVE STRETCHER COURSES TO EVERY HEADER COURSE AND FLEMISH BOND OF ALTERNATING STRETCHERS AND HEADERS WITHIN EACH COURSE AND FULL BRICK SOLDIER COURSES OVER PRINCIPAL WINDOWS AND ARCH TO ORIGINAL FRONT ENTRANCE DOOR

Proposed materials and finishes:
MID RED TRADITIONAL LANCASHIRE HAND MADE BRICKS EQUIVALENT FOR CONSTRUCTION OF NEW FRONT BOUNDARY WALL

Type:
Windows

Existing materials and finishes:
WHITE PAINTED RECTANGULAR TIMBER CASEMENT WINDOWS WITH ROWS OF SMALL SQUARE OR RECTANGULAR PANES SET WITHIN LARGER SECTION MULLIONS AND INWARD OPENING LIGHTS CENTRALLY PLACED TO BOTTOM OF WINDOW

Proposed materials and finishes:
GOOD QUALITY HERITAGE WINDOWS IN PAINTED SEASONED PINE, SASH TYPE, WITH LARGER PANES AND SLIMMER GLAZING BARS TO GIVE THE CLASSIC GEORGIAN DOMESTIC WINDOW APPEARANCE, IN HERITAGE SAGE GREEN OR SIMILAR AGREED

Type:
Ceilings

Existing materials and finishes:
SUSPENDED CEILING GRID WITH TILES AND PLASTER-BOARD CEILINGS THROUGH-OUT FITTED DURING CONVERSION INTO OFFICES IN THE 1980S

Proposed materials and finishes:
SUSPENDED CEILING GRIDS TO BE REMOVED AND ORIGINAL SOFFITS AND TIMBER COVINGS, ARCHITRAVES TO BE EXPOSED AND RESTORED TO AS ORIGINAL A STATE AS POSSIBLE WITH NEW BREATHABLE PLASTER BOARD AS NECESSARY AND HERITAGE WATER BASED PAINTS

Type:
Internal walls

Existing materials and finishes:
ORIGINAL LOAD- BEARING HALF BRICK AND TIMBER STUD WALLS, LATER TIMBER STUD WALLS

Proposed materials and finishes:
ONE ORIGINAL HALF BRICK WALL TO BE REMOVED FROM THE EXISTING KITCHEN TO CREATE A LARGER ROOM WITH A LOAD-BEARING STEEL UB OVER TO SUPPORT THE FLOOR AND WALL ABOVE. NEW TIMBER OR METAL STUD WALLS, BG WALL- BOARD AND PAINT FINISH TO NEW TOILETS AND BATHROOMS AS SHOWN ON THE PLANS.

Type:
Floors

Existing materials and finishes:
FLOOR BOARDS ON TIMBER FLOOR JOISTS WITH LATER FINISHES ON TOP INCLUDING PLYWOOD AND CHIP-BOARD T & G, CARPET TILES AND VINYL FINISHES

Proposed materials and finishes:
ORIGINAL FLOOR BOARDS TO BE RE-FURBISHED AND RE-USED WHERE POSSIBLE WITH SALVAGED HERITAGE PARQUET FLOORING TO BE USED SUBJECT TO AGREEMENT

Type:
Internal doors

Existing materials and finishes:
GOOD QUALITY WHITE PAINTED S/W TIMBER PANEL DOORS

Proposed materials and finishes:
GOOD QUALITY WHITE PAINTED S/W TIMBER PANEL DOORS TO BE RETAINED AND NEW DOORS TO MATCH

Type:
Rainwater goods

Existing materials and finishes:
BLACK PAINTED CAST IRON SOIL VENT PIPES AND LATER UPVC RAIN WATER DOWN-PIPES

Proposed materials and finishes:
EXISTING TO BE RETAINED, SVP ADJACENT TO RE-OPENED FRONT ENTRANCE DOOR TO BE PAINTED IN SAGE GREEN SUBJECT TO AGREEMENT

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
TYPICALLY 1.8m HIGH GARDEN WALL AND DARK BROWN STAINED CLOSE BOARDED TIMBER FENCES TO SIDE AND REAR WITH BRICK PILLAR AND DWARF WALL WITH INSET GATES TO FRONT ST. WERBURGH'S ROAD BOUNDARY

Proposed materials and finishes:
TYPICALLY 1.8m HIGH GARDEN WALL AND DARK BROWN STAINED CLOSE BOARDED TIMBER FENCES TO SIDE AND REAR TO BE RETAINED WITH BRICK PILLAR AND DWARF WALL WITH INSET GATES TO FRONT ST. WERBURGH'S ROAD BOUNDARY TO BE RE-INSTATED, RE-BUILT WHERE NECESSARY AND GENERALLY RE-FURBISHED TO MATCH THE EXISTIGN AND MAIN HOUSE

Type:
Vehicle access and hard standing

Existing materials and finishes:
PAVED ACCESS TO SIDE TO ENTRANCE IN PORCH AND PATH AROUND THE BUILDING TO THE ENTRANCE TO THE EXTENSION AT THE REAR, LARGE AREA OF RECON STONE OR DECORATIVE CEMENT BLOCK PAVERS TO THE MAIN COURT-YARD.

Proposed materials and finishes:
PAVED ACCESS TO SIDE TO ENTRANCE IN PORCH AND PATH AROUND THE BUILDING TO THE ENTRANCE TO THE EXTENSION AT THE REAR, LARGE AREA OF RECON STONE OR DECORATIVE CEMENT BLOCK PAVERS TO THE MAIN COURT-YARD ALL TO BE RETAINED AND RE-FURBISHED TO PROVIDE FOUR NUMBER MARKED ON-SITE PARKING SPACES, ONE ACCESSIBLE, AND SIX NUMBER STEEL LOOP SECURE PARKING STANDS

Type:
Lighting

Existing materials and finishes:
WALL MOUNTED COURTESY LIGHTS TO SIDE AND REAR ENTRANCE DOORS.

Proposed materials and finishes:
WALL MOUNTED COURTESY LIGHTS TO SIDE AND REAR ENTRANCE DOORS TO BE RETAINED. NEW DECORATIVE PERIOD COACHING LAMPS TO SIDE OF NEWLY RE-INSTATED FRONT DOOR TO PRINCIPAL ELEVATION

Type:
External doors

Existing materials and finishes:
WHITE PAINTED TIMBER PANEL DOOR WITH FAN LIGHT OVER TO ENTRANCE PORCH TO SIDE OF THE MAIN HOUSE

Proposed materials and finishes:
NEW FRONT ENTRANCE DOOR IN OAK OR SEASONED PINE, SIX PANELLED, TRADITIONAL GEORGIAN STYLE, WITH FAN LIGHT OVER, BRASS DOOR KNOB, LETTER BOX, ESCUTCHEON AND KEY HOLE, IN HERITAGE SAGE GREEN OR SIMILAR AGREED.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

REF: BM/WERB/0726/PL1 TO PL8 INC. AND PLANNING STATEMENT

Site Area

What is the measurement of the site area? (numeric characters only).

532.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

NONE

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

FORMER GYM AND FITNESS BUSINESS AND GROUNDS

When did this use end (if known)?

29/08/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
4

Total proposed (including spaces retained):
4

Difference in spaces:
0

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

BM/0726/WERB/ PL4 AND PL5.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

⊘ Yes
◯ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

⊘ Yes
◯ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

3

Please provide the date the onsite pre-development biodiversity value was calculated

24/08/2026

This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

01/02/2024

This should be the date listed as the publication date for the version of the metric tool you have used. This can be found on the initial view or the 'Version history' tab of the metric tool spreadsheet.

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Onsite habitats existing on the date of the application for planning permission

Document name/reference:
BIODIVERSITY GAIN REPORT

You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes
◯ No

If Yes, please provide details:

BM/0726/WERB/ PL4

Have arrangements been made for the separate storage and collection of recyclable waste?

⊘ Yes
◯ No

If Yes, please provide details:

BM/0726/WERB/ PL4

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

⊘ Yes
◯ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(c)(ii) - Professional services

Unknown:
Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days? E.g. All the land is owned by a single individual

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

BENJAMIN

Surname

MAGUIRE

Declaration Date

24/08/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

BENJAMIN MAGUIRE

Date

25/08/2026