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

Application for Planning Permission

Town and Country Planning 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

Suffix

Property Name

West Gorton Youth Social Centre

Address Line 1

Belle Vue Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M12 5JT

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

Easting (x)

387314

Northing (y)

396922

Description

Applicant Details

Name/Company

Title

MR

First name

Peter

Surname

Wood

Company Name

Manchester City Council

Address

Address line 1

Manchester Town Hall

Address line 2

St Peter's Square

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

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

715.00

Unit

Sq. metres

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 any change of use

Change of Use of former West Gorton Youth Centre to provide residential accommodation (20 bedsits) for homelessness accommodation (Sui Generis) involving external alterations, landscaping, parking, cycle store, bin store, planters and boundary treatment.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The building and site is currently vacant, considered to be in poor condition.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

The building was a former youth centre and pupil referral unit.

When did this use end (if known)?

01/07/2021

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
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

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

Type:
Walls

Existing materials and finishes:
Existing metal (orange coloured) cladding to be removed.

Proposed materials and finishes:
Existing metal cladding, to locations as indicated on attached existing elevation drawings; inclusive of all internal pannelling and plasterboard, internal insulation, fixtures and fittings, to be removed in sections, not to compromise the structural integrity of the building. Supply and fit to the previously removed metal cladded areas, as detailed on Proposed Elevation Drawings, a Knauf Through Wall System comprising of Profile: WM111GR.uk. Infill Panel Width:389.5mm. SFS 250 'C' (50/1.2) | 600mm c/c. 2 x 12.5mm Fire Panel. VCL. SFS 1 x 100mm 1 x150mm Omnifit Slab (0.35) Insulation. 12.5mm Windliner. 100mm Rainscreen Slab Insulation. Height 4000mm. Fire Resistance 60min. Thermal Transmittance 'U' Value 0.17 Wm2K to be installed in accordance with the Manufacturer's Instruction details. Supply and fix to the external wall surfaces of the Knauf Through Wall System to locations as detailed on Proposed Elevation Drawings, Dura Aliminium Cladding (Aanthracite) A2 fire-rated in accordance with BS EN 13501-1-2018. Vertical planks to be 172mm wide with a 150mm face, paired with 25mm x 48mm aluminium battens to be installed in accordance with the Specification and Manufacturer's details.

Type:
Other

Other (please specify):
External cavity walls

Existing materials and finishes:
Exposed brickwork.

Proposed materials and finishes:
Existing brickwok to receive Parex Maite Adhesive, 100mm EPS Insulation to be mechanically fixed in accordance with the Manufacturer's Instructions. Apply the SIKA synthetic render finish in accordance with the Manufacturer's Instructions. Colour beige.

Type:
Roof

Existing materials and finishes:
Existing grey tiled roof to be replaced.

Proposed materials and finishes:
Pitched roof areas as indicated on Drawing Numbers: FP7380-E-001 and Map Roof Plan to be replaced with a Metro-tile 9000.9 Slate Tile profile anti-vandal roofing system, or similar approved installed to include: Tile to be laid on 38mm x 50mm treated timber battens at 368mm centres. Air and Vapour Permeable LR Membrane laid on top of 110mm IKO Enertherm ALU PIR Insulation, VCL, on 18mm OSB Decking T&G4 Boards, to be installed above the steel framing, inclusive of cappings, hip tiles, and associated accessories and fittings. Knauf Fire Board to be tightly fittted below OSB between steel framework, with pitch roof designed to meet a U Value of 0.18W/m2k and fitted in accordance with NBS H67 and the Manufacturer's Instructions. Colour Grey.

Type:
Windows

Existing materials and finishes:
Existing windows to be removed.

Proposed materials and finishes:
Supply and fit new PVCu widows to the existing and newly formed window openings to locations as indicated on Drawing Numbers WGP-MCC-ZZ-ZZ-DR-A-100, WGP-MCC-ZZ-ZZ-DR-A-101, (Proposed Ground and First Floor Plans, and the Proposed Elevation Drawings). Windows to be Pilkington's EnergiKare triple glazed to meet Part L of the Building Regulations consisting of 36mm units of: Pilkington K OW glass inner and middle pane, Argon filled gas to voids and Optiwhite E outer pane). Style to incorporate a fire exit casement and trickle ventilation in accordance with Building Regulations. All framing finished in white; making good to reveals. Colour Grey.

Type:
Doors

Existing materials and finishes:

Existing steel doors to be removed.

Proposed materials and finishes:
Supply and fit 4no new Latham steel Secured by Design (SBD) Fire Escape Doors and frames (PAS24 Certified - or similar approved) to locations as indicated on Drawing Numbers: WGP-MCC-ZZ-ZZ-DR-A-100, WGP-MCC-ZZ-ZZ-DR-A-101, (Proposed Ground and First Floor Plans, and the Proposed Elevation Drawings), size to suit existing openings -(colour blue) to be installed in accordance with the Manufacturer's Instruction details. Doors to include Exidor's high security 700 series panic harware, door closers, multi point locking system and shoot bolts, to be fitted in accordance with the Manufacture's Instructions. Colour Black.

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

Existing materials and finishes:
Area to rear of the building to be fenced off to create compound for air source heat pump equipment.

Proposed materials and finishes:
Fence Specification • Height: 2.0 metres above finished ground level. • Type: As Q40 or similar approved. • Finish: Galvanised and polyester powder coated. • Colour: Black. • Posts: Steel hollow section posts with tamper-resistant fixings. • Installation: In accordance with the manufacturer's recommendations. _____ Double Vehicular Gate Provide and install one new 5.0m wide double-leaf gate to the location indicated as highlighted with the red line on the Plan provided. Gate Specification • Overall clear opening width: 5.0 metres. • Height: 2.0 metres to match adjacent fencing. • Infill: Matching Paladin welded mesh panels. • Finish: Galvanised and polyester powder coated to match fencing. • Support posts: Heavy-duty steel gate posts set in concrete foundations. • Hinges: Adjustable heavy-duty hinges. • Locking: Centre gate lock with facility for padlock by the Client. • Ground restraint: Drop bolts to both leaves with suitable ground sockets. • Opening: To open inwards unless otherwise indicated on the drawings. • All gate furniture to be vandal-resistant and suitable for external use.

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

The following documents, drawings and specifications are to be uploaded to this application.
1. West Gorton Youth Centre - Site Location Plan
2. DR-A-0100 Site Plan
3. Existing Plans (FP7380-E-001), (FP7380-MBS-IF-001), (FP7380-MBS-G-001).
4. Proposed Plans and Drawings (WGP-MCC-ZZ-ZZ-DR-A-100), (WGP-MCC-ZZ-ZZ-DR-A-101), (Proposed Elevation Drawings).
5. WGYC - Schedule of Works.
6. Bat Report.
7. An image of general external finishes.
8. Waste Management Plan.

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
- [x] No

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

- [ ] Yes
- [x] 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The development includes the proposal to fence off a section of Burtree Street (dead end area owned by Manchester City Council) at the rear of the building, to accommodate the air source heat pump equipment/ plant. Drawings and specifications to be provided.

Vehicle Parking

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

◯ Yes
⊘ No

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

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

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

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

Do you confirm that the development falls below the impact threshold and that no onsite priority habitats are impacted?:
Yes

Please justify the reason why biodiversity net gain does not apply:
All external areas are hardstanding in an urban area.

Please read the help text for further information why developments may be exempt or not in scope.

Evidence for 'de minimis' exemption claim

Government guidance strongly encourages the provision of evidence (e.g. plans and metric calculations) to allow the local authority to validate your exemption claim, even where the site is zero rated. Failure to submit sufficient information may result in your application being deemed invalid, delaying progress until it is provided.

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

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

dd/mm/yyyy

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

Please provide the projected post-development biodiversity value

Please provide the reference for any document or supporting file (for example, the completed biodiversity metric calculation) that supports the values and justification above and will allow the local planning authority to confirm that the impact on on-site habitats falls below the de minimis threshold, taking into account any on-site priority habitats.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ◉ No
- ○ Unknown

Waste Storage and Collection

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

- [x] Yes
- [ ] No

If Yes, please provide details:

Waste Management Plan to be uploaded.

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

- [ ] Yes
- [x] No

Trade Effluent

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

- [ ] Yes
- [x] No

Residential/Dwelling Units

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

- [ ] Yes
- [x] 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
- [x] 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

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

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

MR

First Name

Peter

Surname

Wood

Declaration Date

01/09/2026

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission 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.

- [x] I / We agree to the outlined declaration

Signed

Peter Wood

Date

28/10/2026

Amendments Summary

Amended the project description to say that the building use will be an MCC managed temporary accommodation for single people owed a temporary accommodation duty by the Council.