

PLANNING APPLICATION SUPPORTED DOCUMENTS

The following plans show the existing and proposed layout of the unit at Mary Street / Thompson Street, Manchester.

Included are the following:

REPLY LETTER

EXISTING AND PROPOSED FLOOR PLANS

NOISE MANAGEMENT STATEMENT

TRANSPORT STATEMENT

WASTE MANAGEMENT STATEMENT

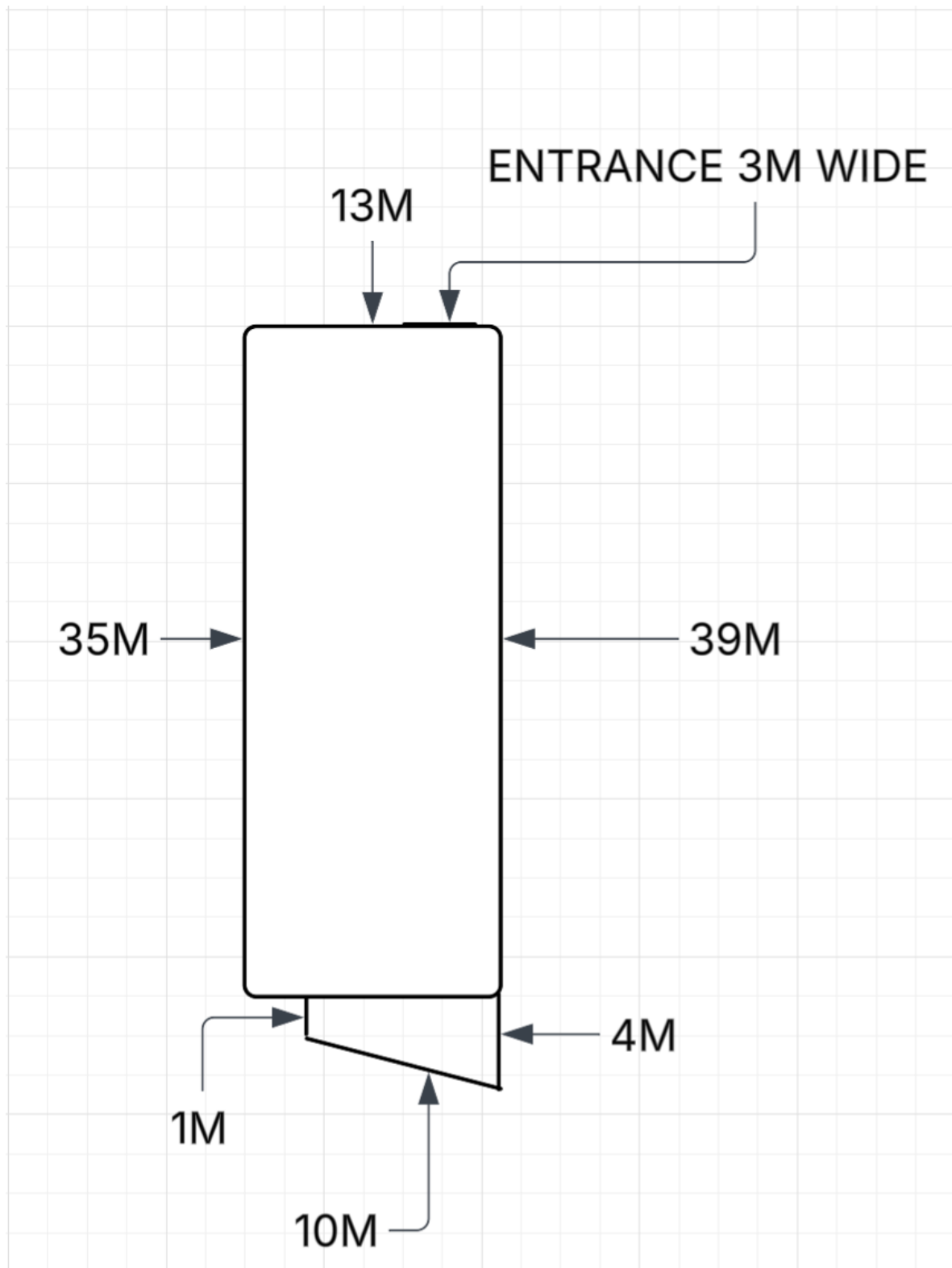
FLOOD RISK ASSESSMENT

CONFIRMATION OF LEVEL ACCESS

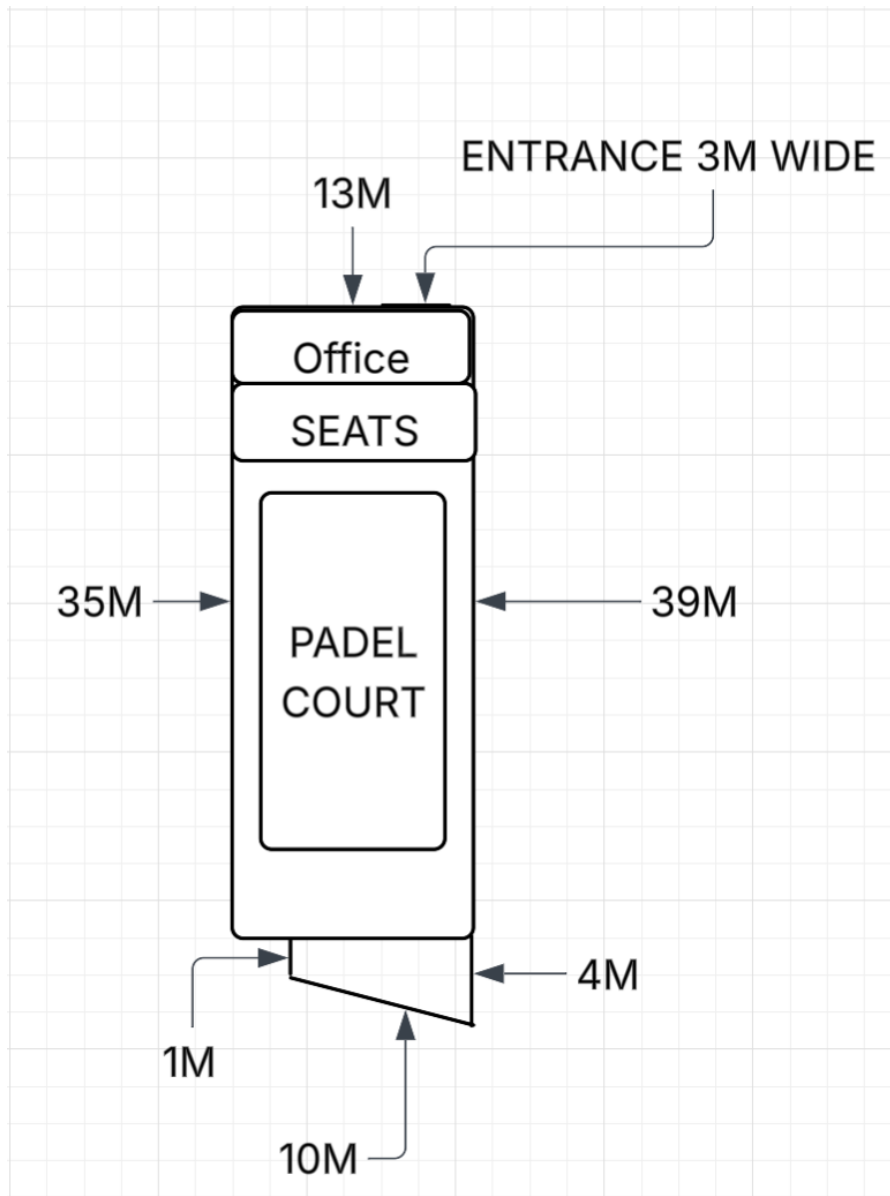
SERVICING STRATEGY

ELEVATIONS SANCTIONS STATEMENT

CURRENT PLAN



PROPOSED PLAN



FLOOR PLAN – CURRENT PLAN

The property features a primary entrance located on the north elevation, comprising a roller shutter approximately 3 metres wide and 5 metres tall. The internal layout consists of the following:

Ground Floor

Warehouse floor area: Approximately 25 m (length) × 12 m (width) of open, usable internal space.

To the south side, there is a previously constructed extension measuring approximately 1 m (depth) × 10 m (width) × 4 m (height). This extension is irregular in shape but functions as a connected ancillary space.

First Floor (Mezzanine Level)

A mezzanine floor of approximately 13 m × 10 m is located on the north side of the unit.

- This level includes:
 - o Two enclosed offices
 - o One small kitchen
 - o One bathroom
 - o A balcony area overlooking the main warehouse floor

External Dimensions

The external footprint of the main building (excluding the south-side extension) measures approximately:

- o 35 m (length) on both the east and west elevations
- o 13 m (width) on both the north and south elevations

FLOOR PLAN PROPOSED PLAN

The proposed development involves the conversion of the internal warehouse space into a leisure and fitness facility focused on padel tennis. No structural alterations are proposed to the external envelope of the building.

Ground Floor (Main Activity Area)

The warehouse floor will accommodate a full-sized padel court measuring approximately 20 m × 10 m.

The court will be positioned with:

- o 2 metres of clearance from the mezzanine floor above
- o 1 metre of space on each side along the width
- A customer seating area will be located at ground level, near the court, for individuals waiting for their session or accompanying players.

Internal refurbishment will include:

- o Improved lighting
- o Installation of CCTV and upgraded security systems
- o Fire alarms and health and safety signage

First Floor (Mezzanine Level)

The existing 13 m × 10 m mezzanine structure will remain in place on the north side.

This level will include:

- o Two offices
- o One small kitchen
- o One bathroom
- o A customer lounge area equipped with sofas and vending machines
- o A balcony section overlooking the padel court, offering a comfortable and elevated viewing experience for guests

Emergency Exits

The premises will retain multiple emergency egress points, including:

- One emergency exit on the north elevation
- One emergency exit on the west elevation
- Two emergency exits on the south elevation
- One additional emergency exit located near the southeast corner on the east wall

These exits provide compliant and well-distributed routes for safe evacuation in the event of an emergency.

Operational Details

The facility will operate exclusively on a booking-only basis, ensuring controlled access and limited occupancy.

No new external structures or modifications to the building's envelope are proposed under this application.

Noise Management Statement – Padel Noir

This statement is provided in response to the request for an acoustic assessment relating to planning application 143147/FO/2025.

1. Nature of Activity

The proposed development involves a single indoor padel court for leisure and fitness use.

The facility will operate by appointment only, with no general public access outside of pre-booked sessions.

No music, sound systems, or amplified audio will be used within the space at any time.

2. Expected Noise Levels

Padel play generates sound levels of approximately 64–72 dB at source.

This is comparable to typical indoor conversation or light commercial activity.

No crowd gatherings, events, or use of public address systems will take place.

3. Building Structure and Sound Containment

The court is located within a fully enclosed warehouse unit, constructed with solid walls and insulated panels.

The building has no openable windows or sound-transmitting voids.

No structural changes are proposed that would alter the current sound containment properties.

4. Internal Layout and Positioning

The padel court is positioned centrally, with 2 m clearance from the mezzanine floor above and 1 m of space on either side along the width.

This layout provides an acoustic buffer between active play and structural boundaries.

5. Management and Operational Controls

Opening hours will be strictly limited to 07:00 to 23:00, seven days a week.

Sessions will be managed through a booking-only system with a staff presence at all times.

Customers will be briefed to maintain appropriate noise levels before and after sessions.

No loitering or off-court activity will be permitted inside or outside the premises.

6. Summary

Given the self-contained building, absence of amplified noise, moderate activity levels, and controlled operating hours, the proposed use is expected to have negligible impact on surrounding properties. We consider this statement to satisfy the noise-related planning considerations, and we remain open to further discussion if the planning authority seeks clarification.

Transport Statement – Padel Noir

This Transport Statement supports planning application 143147/FO/2025 for the proposed change of use of the premises at Mary Street / Thompson Street, Manchester, from storage (Class B8) to leisure use (Class E(d)).

1. Site Access

The site is located on Mary Street, near the junction with Thompson Street and Barker Street, in Manchester.

The existing vehicular and pedestrian access point is located at the corner of Thompson Street and Barker Street.

This entrance is already in place and fully operational. No new access, roads, or gates are being created as part of the proposal.

2. Parking Provision

On-site parking is available within the existing gated area, with space for up to 8 vehicles.

The parking area is secure, fitted with CCTV and lighting, and accessed through the pre-existing gate.

Spaces will be available to users during operating hours, with no overnight or long-term parking permitted.

3. Customer Use and Traffic Volume

The facility will operate on a booking-only basis, with a single padel court in use at any time.

Vehicle movements will be low, infrequent, and spread throughout the day, typically limited to 2–4 vehicles per hour.

Staff will be on-site to supervise and manage vehicle access at all times.

4. Public Transport and Sustainable Access

The site is well-served by public transport:

Bus services operate along Rochdale Road and Oldham Road, both within short walking distance.

The nearest Metrolink station is Shudehill Interchange, approximately 10–15 minutes on foot.

The site is also accessible by foot and bicycle. Secure entry allows for cyclists to bring bikes indoors if necessary.

5. Communication to Users

All booking confirmations and promotional materials will inform customers that:

On-site parking is available via the existing gated access

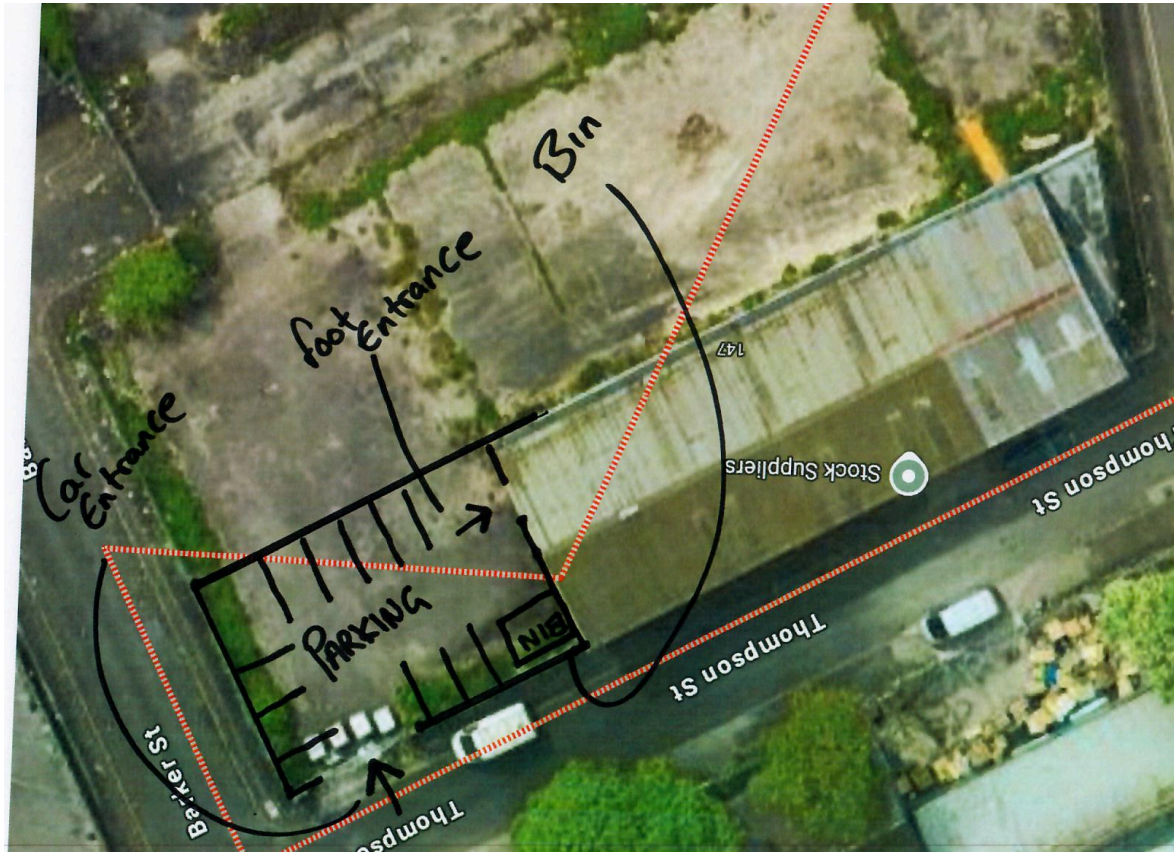
Public transport options are easily accessible

Customers should arrive no earlier than 5–10 minutes before their booking to prevent congestion

6. Summary

The proposed leisure use will generate minimal traffic impact, supported by the availability of secure on-site parking and strong public transport connectivity. No changes to infrastructure or access points are required.

BIN AND PARKING SKETCH



Waste Management Plan – Padel Noir
Planning Application Ref: 143147/FO/2025

1. Bin Storage Location

One 1100L commercial bin will be located within the gated car park, positioned along the side boundary.

The bin area is secured, with lighting and CCTV coverage.

No new enclosures or structural works are proposed for bin storage.

2. Collection Arrangements

Waste will be collected by Biffa, a licensed commercial waste contractor.

Biffa will operate under a formal contract with the facility.

Weekly collections will be carried out for both general waste and recyclable materials.

3. Waste Types and Bin Provision

General Waste: 1 × 1100L commercial bin (external)

Recycling: Collected internally in separate bins and transferred by staff to the external bin

Additional bins will be added as needed under the contract based on operational demand.

4. Internal Waste Management

Small general and recycling bins will be provided inside the premises near customer waiting and seating areas (both ground and mezzanine levels).

Internal waste will be transferred daily by staff to the external 1100L bin in the car park.

5. Access for Collection

The bin is easily accessible from the car park with no obstructions.

Biffa's collection vehicle will access the gated car park directly from Thompson Street / Barker Street.

There is sufficient turning and loading space within the gated area.

6. Cleaning and Oversight

The bin area will be monitored daily by staff and cleaned regularly.

Staff will ensure that waste is properly sorted and that no overflow or contamination occurs.

Clear signage will be used to maintain correct use of internal bins.

7. Recycling and Environmental Commitment

Padel Noir is committed to sustainable operations, including proper recycling.

Customers and staff will be encouraged to use recycling bins correctly.

Recycling output will be monitored through Biffa's service documentation and reports.

Flood Risk Assessment – Padel Noir

Planning Application Ref: 143147/FO/2025

Site Address: Mary Street / Thompson Street, Manchester, M3 1DZ

1. Site Location and Context

The site is located at the corner of Mary Street and Thompson Street in Manchester, M3 1DZ. According to the Environment Agency's Flood Map for Planning, the site falls within Flood Zones 2 and 3, indicating a medium to high probability of flooding from rivers.

2. Proposed Development

The proposal is for a change of use only, from storage (B8) to leisure (Class E(d)).

No excavation, groundworks, structural extensions, or external alterations are proposed.

The internal refurbishment will include:

Cleaning, lighting, and safety upgrades

Installation of a padel court

Use of an existing mezzanine level

All existing floor levels and openings will remain unchanged.

3. Flood Risk Management

The building is of solid industrial construction and is already in established use.

The internal padel court and customer facilities are not residential or overnight uses, which significantly reduces flood vulnerability.

No flood-sensitive infrastructure (e.g. electrics or IT systems) will be located at ground level.

In the event of a flood warning, the building can be closed immediately as all access is booking-based and managed.

4. Mitigation and Emergency Measures

Site operators will register with the Environment Agency's flood alert system.

An emergency flood response plan will be implemented, including:

Monitoring of weather and flood updates

Contact protocol for staff and customers

Pre-closure and lockdown procedure during active warnings

5. Conclusion

The proposed change of use does not increase flood risk to the site or surrounding area. The development is appropriate for its location and includes sufficient safeguards for a leisure use in a flood-prone zone. No physical works or vulnerability increase is proposed, and the FRA demonstrates compliance with national planning and flood risk policy.

