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Ellie Knowles
Planning Officer
Area Team
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council
Town Hall
Manchester
M60 2LA

4th June 2025

Dear Ellie,

POWERLEAGUE MANCHESTER NICHOLLS, NICHOLLS COMMUNITY SPORTS GROUND, DALBERG STREET, MANCHESTER, M12 6BN

APPLICATION TO DISCHARGE CONDITION 7 (TRAVEL PLAN) OF PLANNING PERMISSION REF 139661/FO/2024

On behalf of our client, Powerleague Fives Limited ("the Applicant"), and in connection with the site at Powerleague Manchester Nicholls, Nicholls Community Sports Ground, Dalberg Street, Manchester, M12 6BN ("the Site"), we enclose an application requesting the approval of details required to discharge the requirements of Condition 7 imposed on planning permission reference 139661/FO/2024 which was granted by Manchester City Council ("the Council") on 18th July 2024 for the following:

> *"Construction of six padel tennis courts with associated fencing, floodlighting and canopies, together with hard/soft landscaping."*

Condition 7 requires that:

> *"The development hereby approved shall be carried out in accordance with the Transport Statement and Travel Plan, received by the City Council, as Local Planning Authority on the 28 March 2024.*
>
> *In this condition a Travel Plan means a document which includes:*
>
> *i) the measures proposed to be taken to reduce dependency on the private car by those visiting and working at the development;*
> *ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building and thereafter from time to time*
> *iii) mechanisms for the implementation of the measures to reduce dependency on the private car*
> *iv) measures for the delivery of specified travel plan services*
> *v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

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Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff and visitors, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012)."

To address the requirements of Condition 7, a Travel Plan (dated 01.05.2025) has been prepared by Dice and submitted in support of this application.

The Travel Plan is an update of the version which was submitted in support of planning application 139661/FO/2024. It has been updated to reflect the outcomes of a travel survey which was undertaken by Dice at the Site on 1st May 2025, with relevant updates included at Paragraphs 5.3.2 and beyond. The Travel Plan, as required by Condition 7, is submitted to the Council within six months of the first use of the new development, which commenced in February 2025.

The Travel Plan confirms the measures taken to reduce dependency on the private car by those visiting and working at the development, the travel patterns of spectators and staff and the measures used to reduce dependency on the private car. The report also states the measures used for the delivery of specified travel plan services and those used to monitor and review the effectiveness of the Travel Plan.

The submitted information prepared by Dice confirms that the requirements of Condition 7 have been met such that the requirements of this condition can now be discharged by the Council.

A planning **Application Form** has also been completed, in addition to this **Cover Letter**, and submitted in support of this application via the Planning Portal (**PP-14064565**), as well as the planning application fee of **£298.00** (or £383.00 including the Planning Portal's service charge).

We look forward to receiving confirmation that the application has been registered as valid and that in turn the enclosed details meet the Council's satisfaction, such that a positive decision can be issued.

Should you have any questions, please do not hesitate to contact me or my colleague Amy Garcia (Amy.Garcia@carterjonas.co.uk).

Yours sincerely,



Christopher Cooper MRTPI
Partner
For and on behalf of Carter Jonas LLP

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