MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Mr Khalid Aldarragi
Apex Padel Clubs
Vaughan Street Industrial Estate
Unit 9 Vaughan Street
Manchester
M12 5BT

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 1 (timeframe), 2 (approved plans), 3a (electric vehicle charging), 4 (car parking), 5 (cycle storage), 6 (waste management), 7 (community use agreement), 8 (planters) and 9 (hours of operation) from planning approval reference 141847/FO/2025

Location: Unit 9 Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT

Date of application: 2 May 2025

Application number: CDN/25/0417

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no.3a (EVC)
The details in relating to the Electric Vehicle Charger in the supporting information for discharge of conditions document, in the location shown on the Proposed site layout ref: 100 P01, is considered to be acceptable on the basis of the duration of the permission granted. On this basis condition no.3a is discharged.

Condition no.4 (car parking)
It is noted that the car parking indicated on the Proposed site layout plan ref: 100 P01 has been revised slightly to relocate the 2 spaces for disabled users, and the addition of one space from the originally approved plan ref: CTS-A - 4408 P-03. On the basis that the car parking area is surfaced, demarcated and made available for use prior to the Padel Tennis Centre being brought in to use, condition no.4 is discharged.

Condition no.5 (cycle storage)

The specifications related to cycle storage in the supporting information for discharge of conditions document has been considered in conjunction with the location and cycle shelter design shown on plan ref: Proposed site layout ref: 100 P01. On the basis that the cycle storage arrangements detailed above are implemented in full before the use commences, and remain in situ whilst the use is in operation, condition no.5 is discharged.

Condition no.6 (waste management)
The details of waste storage in the supporting information for discharge of conditions document has been considered in conjunction with the location and bin store design shown on plan ref: Proposed site layout ref: 100 P01, and the completed waste management proforma.
On the basis that the waste storage arrangements detailed above are implemented in full before the use commences, and remain in situ whilst the use is in operation, condition no.6 is discharged.

Condition no.7 (community use agreement)
The content of the Community Use Agreement (dated 05.06.2025) received on 7th July 2025 at 1:07pm has been reviewed. On the basis that the development is not be used otherwise than in strict compliance with the approved agreement and for the duration of the development, condition no.7 is discharged.

Condition no. 8 (planter)
The details of the planter received on 7th July 2025, has been considered in conjunction with the area delineated for the provision for planters on Proposed site layout ref: 100 P01,and the details related to condition no.8 in the supporting information for discharge of conditions document. On the basis that the arrangements detailed above are implemented in accordance with the approved scheme, within 6 months of the development being brought into use, and be retained thereafter, condition no.8 is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition no. 1 (timeframe)
Condition no 1 is a compliance condition, which requires that the permission hereby granted is for a limited period only, expiring on 30th April 2028; and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. On this basis condition no.1 cannot be discharged at this time

Condition no.2 (approved plans)
Condition no. 2 is a compliance condition, which requires that the development is carried out in accordance with the following drawings and documents:

Transport Statement ref: 599-24-1 dated 23.12.2024 (notwithstanding proposed parking layout in appendix B)
Received 7th January 2025

Location plan (site edged red) received 16th January 2025.

Parking layout and Design and Access Statement rev. P01(notwithstanding number of courts indicated) dated 21st February 2025.
Received 21st February 2025.

Proposed Courts - GF Ground Floor (1) , GF Ground floor (2) plan ref: CTS-A-4409;
Proposed Courts - Long Section double court, short elevation double courts, short elevation single court plan ref: CTS-A-4410;
Padel Court document ref: 4401-P-03 (including Proposed courts - GF Ground floor , RF Eaves level (1) plan ref CTS-A - 4406 P-03; Proposed front elevation , right side elevation , plan ref: CTS-A-4407 P-03)
3D visual images
Letter from Landlord dated 19th December 2024
Vaughan Street Padel Project Manchester document
Received 10th March 2025

Agent email confirming 3 year temporary permission dated 12th March 2025.

Lawn Tennis Association letter dated 27th March 2025.
Applicant's email dated 1st April 2025 confirming the indoor padel courts will fully comply with the SAPCA Code of Practice for the Construction of Padel Courts, and providing specifications of the courts, and lighting.

Lighting information dated 19.01.2023; court specifications and plan refs. Padel Alba S.L. 00
Padel Alba S.L. 01; Padel Alba S.L. 02 and Padel Alba S.L. 03.
Mondo artificial turf specification
Received 1st April 2025.

Proposed site plan/ parking plan ref: CTS-A - 4408 P-03 received 9th April 2025 (notwithstanding EV location).

On this basis condition no.2 cannot be discharged at this time

Condition no. 9 (hours of operation)
Condition no 9 is a compliance condition, which requires that the Padel Tennis Centre shall not be open outside the following hours:-
Mondays to Sundays 06:00 to 24:00 (Midnight).

On this basis condition no.9 cannot be discharged at this time

Date: 17 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.