

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14105763)

23rd June 2025

Dear Sir/ Madam,

Application for the Discharge of Conditions 3b and 4b of 140249/FO/2024: Temporary erection of two padel tennis courts and associated one-storey building | Premier House, Renaissance Hotel, Manchester

On behalf of our client, Property Alliance Group ('the Applicant'), please find enclosed an application made to discharge Conditions 3b and 4b, pursuant to permission 140249/FO/2024 at the former Premier House Renaissance Hotel, Blackfriars Street, Manchester, M3 2GQ ('the Site'). Permission was granted on 22nd August 2024 for the following description of development:

Temporary erection of two padel tennis courts and associated one-storey building to contain reception, cafe bar area, viewing platform and back of house facilities above lower ground level to contain ancillary seating (use class Sui Generis), with associated lighting, landscaping, and infrastructure for 3 year period

Condition 3b

Condition 3 states:

- a) *Before the use hereby approved commences external lighting shall be designed and installed in accordance with the External Lighting Strategy, received 11/06/2024 so as to control glare and overspill onto nearby residential properties.*
- b) *Prior to first use of the lighting a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved External Lighting Strategy. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.*

In order to satisfy the requirements of Condition 3b, Novo Integration Ltd have prepared a Lighting Verification Report that has been enclosed within this application. The report has been prepared to identify and measure the physical effects of lighting within the padel courts, seating areas, and perimeters.

The report is accompanied by a 'Combined Services Lighting Assessment Layout' plan prepared by Novo Integration Ltd (drawing ref. P2482-NOV-XX-ZZ-DR-E-6001).

Condition 4b

Condition 4 states:

- a) *The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Environmental Noise Study, received 11/06/2024. This scheme shall be implemented in full before the use commences.*
- b) *Upon completion of the development and within 1 month of the use becoming operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Environmental Noise Study. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.*

Jameson Acoustic were commissioned to survey and assess the operational noise emissions at the Site in accordance with Condition 4b. The enclosed Noise Assessment Report confirms that that all noise mitigation measures assumed in the Fisher Acoustics approved planning application report have been implemented, and that noise levels from the operation of the padel courts based on 'actual' in-situ measurements conform to those predicted by Fisher Acoustics and approved under the planning consent.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,



Neil Lucas

Director

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AshtonHale Ltd