

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
F: 020 7408 9238

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

14th March 2025

Dear Ellie,

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

APPLICATION TO DISCHARGE CONDITION 12 (CONTAMINATION) 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 12 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 12 requires that:

"In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development."

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN17 of the Manchester Core Strategy (2012)."

To address the requirements of Condition 12, the following note has been prepared by SIS Pitches UK Ltd, the building contractor who has undertaken the works to deliver the approved development, and is submitted in support of this application:

- **139661_FO_2024 - Cond 12 - Contamination Report (13.03.25)** prepared by SIS Pitches UK Ltd.

The Contamination Report confirms that following completion of the works, at no point during the construction or development phases was contamination identified or reported. The Contamination Report provides a list of monitored works, the method of monitoring and several photographs taken through the construction period. It concludes (page 3) that *"The construction and development of the new Powerleague Padel Centre was completed successfully, with no contamination identified at any stage of the project"*.

As such, this application confirms that the requirements of Condition 12 can now be discharged.

A planning application form has also been completed and submitted in support of this application via the Planning Portal (**PP-13858183**), as well as the planning application fee of £145 (not 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.

Yours sincerely,



Christopher Cooper MRTPI

Partner

For and on behalf of Carter Jonas LLP

E: christopher.cooper@carterjonas.co.uk

M: 07500 005 023