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Ellie Knowles
Planning Officer
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Planning Building Control and Licensing
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28th March 2025

Dear Ellie,

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

APPLICATION TO DISCHARGE CONDITION 10B (FLOODLIGHT VERIFICATION) 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 10(b) 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 10 requires that:

"(a) The external lighting scheme shall be designed and installed in accordance with the Lighting Assessment prepared by Polaris Light (dated 27th March 2024) hereby approved.

(b) Within two months of the installation of the floodlights, or prior to occupation of the development, whichever is later, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. 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.

Reason – To safeguard the amenities of the occupiers of nearby properties."

This application seeks to address the requirements of Part (b) of Condition 10.

The installation of the floodlights was finished on 27th February 2025 and therefore this submission is being made within two months of their installation (28th March 2025), in accordance with the requirements of Condition 10(b).

To address the requirements of Condition 10(b) the following information has been prepared by SJB Floodlighting:

- **Light Report** (dated 27.03.25) prepared by SJB Floodlighting;
- **Floodlighting Inspection Report** (dated 28.02.25) (Ref C25-105) prepared by SJB Floodlighting; and
- **Light Spillage Levels Drawing** (Ref SJB25-105-01) prepared by SJB Floodlighting.

The Light Report confirms that the installed light fittings conform with minimum lighting performance requirements of the Lawn Tennis Association (LTA), meeting the requirements for a national lighting level for Padel tennis courts and allowing for competition standards. The Light Report also confirms that the installed lighting meets the design parameters set out by the Lighting Assessment previously prepared by Polaris Light and submitted in support of planning application 139661/FO/2024, and considers all maintenance factors. Lastly, the Report confirms that the spill lighting is comparable with the approved design layout and meets the levels required.

The submitted information prepared by SJB Floodlighting confirms that the requirements of Condition 10(b) 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-13900266**), as well as the planning application fee of **£145.00** (or £215.00 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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