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Ellie Knowles
Planning Officer
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Planning Building Control and Licensing
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20th November 2024

Dear Ellie,

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

APPLICATION TO DISCHARGE CONDITION 04 (HIGHWAY WORKS) 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 04 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 04 requires that:

"Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site together with a timescale for their implementation, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Double yellow lines at Dalberg Street and along sections of Ford Street to protect existing access points.

The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)."

To address the requirements of Condition 04, the following drawing has been prepared by Dice Consulting Ltd and submitted in support of this application:

- **PLMN-DCE-XX-XX-DR-C-6000 Rev P01: S278 General Arrangement (dated 7th Nov 2024)**

The drawing outlines the proposals to implement double-yellow lining on the eastern side of Dalberg Street, including a length of ~15m to the north of the existing vehicular access and a length of ~49m to the south, bringing them up to the existing double-yellow lines around the junction with Hyde Road (A57). Additionally, the drawing highlights that existing road markings along Ford Street are proposed to be refreshed to protect existing access points.

In terms of timescales for their implementation, Dice Consulting Ltd has been liaising directly with the Council's highway team in advance of this submission being made. The Council's Traffic and Road Safety Manager (Warren Roper) and Network Management Lead – Development & Traffic (Graham Price) have confirmed that the proposed double-yellow lines are required under a Traffic Regulation Order (TRO) as part of a Section 278 Agreement. The Council's Statutory Approvals Team will then assess the scope of the works and make instruction to the TRO team to progress the TRO element of these works, where necessary. We understand that the Council's approval process for the S278 works could take between 4-6 months and where TROs are proposed, this process can take up to 12 months given the Statutory Legal Process involved. Dice Consulted Ltd will be making the application for the S278 in parallel with this application to discharge the requirements of Condition 04. The proposed double-yellow lines will therefore be implemented at the earliest possible opportunity, subject to the above process being concluded.

A planning application form has also been completed and submitted in support of this application via the Planning Portal (**PP-13580003**), 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

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