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

6th September 2024

Dear Ellie,

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

APPLICATION TO DISCHARGE CONDITION 16 (BOUNDARY TREATMENT) 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 16 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 16 requires that:

> *"Notwithstanding the details as set out in condition 2 above, prior to any above ground works, full details of proposed boundary treatment, including the existing and proposed elevation drawings of these boundary changes, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall then be implemented prior to the first use of the development.*
>
> *Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework."*

A **Site Plan** (PBD24111-003_Rev C) has been prepared by SIS and submitted in support of this application.

A planning application form has also been completed and submitted in support of this application via the Planning Portal (**PP-13389398**), as well as the planning application fee of £145.

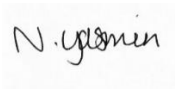
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The submitted details confirm that a new 2.4m high welded-wire mesh security fence will be erected to the west and north of the approved Padel Courts. A new 2.4m high welded-wire mesh security fence and set of gates will be erected to the east, connecting the existing 5m high fencing surrounding the artificial football pitches to the south with the existing building to the north. The proposals will ensure that the land within which the Padel Courts are proposed are fully enclosed and as such will prevent unauthorised access to the covered Padel Courts out-of-hours and will ensure all access/use of the courts is managed via the existing premises when they are operational.

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 myself or my colleague Christopher Cooper (christopher.cooper@carterjonas.co.uk).

Yours sincerely,



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Planner

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