

Ellie Knowles

From: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>
Sent: 15 October 2024 11:37
To: Ellie Knowles
Cc: Nilufa Yasmin; Andrew Bell
Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13, 15 & 16 [CJO-WORKSITE.FID369682]

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Morning Ellie,

Thank you for the updates below.

When do you expect the formal decision notices to be issued for applications CDN/24/0792 (Conds 8/9), CDN/24/0812 (Cond 15) and CDN/24/0814 (Cond 5)?

On Condition 13, the proposed extension of time is accepted. However, we would be grateful please if you can do what you can to chase up your Flood Risk team for a response, given the relatively minor updates that were required to address their previous comments.

Additionally, and in respect of the UU, can you please confirm how you have got on with contacting the UU in parallel with our own efforts? As mentioned, and as you will have noted, their response suggests that they have no idea what the proposals are for, despite being consulted on a planning permission for Padel Courts. Even more importantly, they were also actually consulted by MJM in the run-up to the submission and there is a clear email from the UU dated 1st July 2024 appended to the Technical Note at Appendix A from the UU. So, their response is a default response, without any consideration for prior engagement, and therefore there should be no requirement as part of this condition to contact them again. We consider therefore the Condition can be discharged once the Council's Flood Risk team has confirmed the revised details are acceptable.

On Condition 16, when do you expect to receive a response from the SGMP?

Kind regards

Chris

Christopher Cooper
Partner

T: 020 7529 1512 | M: 07500005023 | carterjonas.co.uk
One Chapel Place, London, W1G 0BG

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Classification L2 - Business Data

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: Tuesday, 15 October 2024 09:43
To: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>
Subject: [Ext Msg] RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13, 15 & 16 [CJO-WORKSITE.FID369682]

Good morning Chris,

As an update on the CDN applications for 139661/FO/2024 please see the following.

1. CDN/24/0785 – Condition 13 (Surface Water Drainage)
Please note the LPA are awaiting re-consultation feedback from MCC Flood Risk management on Revised Surface Water Drainage Strategy Technical Note (submitted 27/9/24).
Condition 13 cannot be discharged at present, please refer to United Utilities comments (dated 12/9/24). The developer is advised to make contact with UU.

In view of delayed re-consultation responses from FRM and UU, the LPA are happy to allow a final extension of time until 8/11/24, if you are agreeable?

2. CDN/24/0792 – Conditions 8 (EV charging) and 9 (bicycle storage)
Condition 8 can be discharged.
Condition 9 can be discharged, on the basis of the revised plans showing lockable/secure cycle shelter (received 26/09/2024).
3. CDN/24/0812 – Condition 15 (Landscape and ecology plan)
Condition 15 can now be discharged, on the basis of the revised LEMP (received 26/09/2024).
4. CDN/24/0814 – Condition 5 (CMP)
Condition 5 can now be discharged, on the basis of the revised CMP (received 7/10/2024) and Subject to a Section 50 permit for works to the existing access at Devonshire Road North (obtained through MCC Highway Licences).
5. CDN/24/0856 – Condition 16 (Boundary Treatment)
Condition 16 cannot be discharged at present, please note the LPA are awaiting consultation feedback from SGMP.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

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Classification L2 - Business Data

Classification L2 - Business Data

From: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>
Sent: 09 October 2024 16:29

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

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Afternoon Ellie,

Just checking that the email below and attachment was received okay?

Do you have any further updates for me please since your email of 3rd October? Powerleague are extremely eager to commence the planning permission in order to deliver the new padel courts at the earliest opportunity.

If you can please assist with following up with the relevant consultees for their comments on the submitted information that would be much appreciated.

Have you been able to provide any information to United Utilities to assist with their initial queries? The Applicant's drainage consultants continues to chase them separately.

Kind regards

Chris

Christopher Cooper
Partner

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One Chapel Place, London, W1G 0BG

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Classification L2 - Business Data

From: Christopher Cooper

Sent: Monday, October 7, 2024 11:44 AM

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

Hi Ellie,

Trust you had a good weekend.

I write with an update in respect of Condition 5 (CMP), which is as follows:

- **CDN/24/0814 – Condition 5 (CMP):**

Please find attached an updated version of the CMP ('Rev 07') which has been updated as follows to reflect comments from the Council:

- **Page 4:** Section 3 updated to include new paragraph to confirm that delivery schedules and associated activities will be schedule to take place outside of the conventional AM/PM highway peak-hour period, with associated scheduling to be implemented with suppliers during the course of the works;

- **Page 5:** Clarification of minor works required to facilitate access from Devonshire Street North. The Applicant and their contractor acknowledges that any amendments to the access would need to be applied for and agreed under a Section 50 permit; and
- **Page 6:** Swept path analysis included to demonstrate that vehicles can safely access, turn and then leave the site in forward gear (largest expected vehicle has been modelled in the provided swept path analysis).

We trust that these updates will now allow the Council to discharge Condition 5.

Kind regards

Chris

Classification L2 - Business Data

From: Christopher Cooper

Sent: Friday, October 4, 2024 8:23 AM

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

Morning Ellie,

Thank you for the updates, including confirmation that Condition 15 can be discharged.

On **Condition 13**, is the Council able to assist UU with their queries please? They had simply said that they did not understand what type of sports pitches have been approved or how the drainage operates beneath them. So, an email from the Council to confirm it is for Padel tennis courts, plus attaching the latest revised Surface Water Strategy Technical Note may simply address this? From their comments, it is as if they haven't received any information to review, or they just haven't looked. MJM will continue to try and contact them directly, but your assistance please in helping with this from the Council's end would be very much appreciated. Thank you.

Kind regards

Chris

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Sent: Thursday, October 3, 2024 4:33 PM

To: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: [External Message] RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

Good afternoon Chris,

I can confirm your emails containing revised information to discharge conditions 9, 13 and 15 of 139661/FO/2024 have been received.

As an update on the CDN applications for 139661/FO/2024 please see the following.

1. CDN/24/0785 – Condition 13 (Surface Water Drainage)
Please note the LPA are awaiting re-consultation feedback from MCC Flood Risk management on Revised Surface Water Drainage Strategy Technical Note (submitted 27/9/24).
Condition 13 cannot be discharged at present, please refer to United Utilities comments (dated 12/9/24). The developer is advised to make contact with UU.
2. CDN/24/0792 – Conditions 8 (EV charging) and 9 (bicycle storage)
Condition 8 can be discharged.

Condition 9 cannot be discharged at present, please note the LPA are awaiting re-consultation feedback from Highway Services.

3. CDN/24/0812 – Condition 15 (Landscape and ecology plan)
Condition 15 can now be discharged, on the basis of the revised LEMP.
4. CDN/24/0814 – Condition 5 (CMP)
Condition 5 cannot be discharged at present, please see initial Highways comments (dated 10/9/24).
5. CDN/24/0814 – Condition 16 (Boundary Treatment)
Condition 16 cannot be discharged at present, please note the LPA are awaiting consultation feedback from SGMP.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
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Classification L2 - Business Data

From: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>
Sent: Wednesday, October 2, 2024 2:18 PM
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>
Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

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Afternoon Ellie,

Are you able please to confirm safe receipt of my emails below, containing the supplementary information in relation to Conditions 9, 13 and 15?

Please be advised that my colleague Nilufa is off work for the next couple of weeks, so I would be very grateful if you can please ensure that I am copied into all correspondence.

Whilst writing, have there been any comments yet in relation to Condition 16 (Boundary Details) (Ref: CDN/24/0856)?

Kind regards

Chris

Christopher Cooper
Partner

Carter Jonas

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Classification L2 - Business Data

From: Christopher Cooper

Sent: Friday, September 27, 2024 3:31 PM

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

Afternoon Ellie,

Further to my email from yesterday afternoon, please now find a response in respect of the following application / condition:

- **CDN/24/0785 – Condition 13 (Surface Water Drainage):**

Please find attached an updated version of the Surface Waster Drainage Strategy Technical Note, to replace the version submitted with the initial application. The document has been updated to reflect the comments of the LLFA as follows:

- **Appendix C – Drainage Layout:** updated to include the Pipe numbers to allow easy reference between the plan and the calculations. Section provided through the padel courts showing the build up and means of drainage. The notes and manhole details have also been updated to reflect the other alterations. The flow rate off site has been increased to 5.0 l/s as commented by the LLFA.
- **Appendix D – Causeway Flow Model:** updated to suit the changes to the drainage layout and also the porosity of the storage structure. Also the flow control has been increase to 5.0 l/s as mentioned in the LLFA response/comments.
- **Appendix E – Maintenance Schedule:** updated to include a section on the maintenance of the new courts.
- **Appendix G – LLFA Comments:** comments of the LLFA with responses added.

In respect of the comments of United Utilities (attached), we note that they suggest that they do not understand what type of sports pitches have been approved or how the drainage operates beneath them, and so therefore presumably have not reviewed any of the information supplied with this application. Notwithstanding this, MJM are seeking to contact them direct just to take them through the proposals. However, hopefully the Council may have been able to supply some information to them in the interim which may have gone some way to addressing their queries?

We trust that the revised attached information will now allow the Council to discharge this planning condition.

Kind regards

Chris

Classification L2 - Business Data

From: Christopher Cooper

Sent: Thursday, September 26, 2024 2:03 PM

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>; Andrew Bell <andrew.bell@powerleague.com>

Subject: RE: Powerleague Manchester Nicholls - Conds 5, 8, 9, 13 & 15 [CJO-WORKSITE.FID369682]

Afternoon Ellie,

Thank you again for sending over the Council's comments on the submitted condition information.

Please find below responses in respect of two applications:

- **CDN/24/0792 – Conds 8 (EVCP) and 9 (Cycle Storage):**

Please find attached the following two amended drawings to address the Council's comments in respect of Condition 9, cycle storage:

- No. 02 Rev D: Proposed Site Plan; and
- No. 15 Rev A: Cycle Stand Detail; and

It is now proposed that one of the cycle shelters, located to the north of the existing pavilion building, will provide sheltered and secure parking for staff on site. This will complement the existing cycle parking for visitors to the west and north of the existing building. The Proposed Site Plan and Cycle Stand Detail drawings have been updated to reflect this change and the versions attached to this email are proposed to supersede those originally submitted with the application to discharge Conds 8 and 9.

- **CDN/24/0812 – Cond 15 (LEMP):**

Please find attached an updated version of the LEMP (Rev A) to address the Council's comments.

Table 5.1 on Page 20 has been updated under 'Management/Remedial Actions' to confirm that cutting of the grassland will take place in August/September rather than in July/August.

We trust that the above and attached information will now allow the Council to discharge the above applications.

We will revert at the earliest opportunity in respect of the comments made on Conditions 5 and 13.

Kind regards

Chris

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Sent: Wednesday, September 18, 2024 10:27 AM

To: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>; Nilufa Yasmin <Nilufa.Yasmin@carterjonas.co.uk>

Subject: [Ext Msg] FW: Powerleague Manchester Nicholls

Good morning both,

In addition to Monday's email, please now find attached comments from Flood Risk Management (dated 17/9/24) with regards to CDN/24/0785.

Discharge 13 cannot be discharged at present.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
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From: Ellie Knowles
Sent: Monday, September 16, 2024 11:44 AM
To: Christopher Cooper <Christopher.Cooper@carterjonas.co.uk>; Nilufa.Yasmin@carterjonas.co.uk
Subject: Powerleague Manchester Nicholls

Good morning Nilufa and Christopher,

As an update on the CDN applications for 139661/FO/2024 please see the following.

1. CDN/24/0785 – Condition 13 (Surface Water Drainage)
Please note the LPA are still awaiting consultation feedback from MCC Flood Risk management.
Cannot be discharged at present, please see attached United Utilities comments (dated 12/9/24).
2. CDN/24/0792 – Conditions 8 (EV charging) and 9 (bicycle storage)
Condition 8 can be discharged.
Condition 9 cannot be discharged at present, please see attached Highways comments (dated 5/9/24).
3. CDN/24/0812 – Condition 15 (Landscape and ecology plan)
Cannot be discharged at present, please see the advised provided from Greater Manchester Ecology Unit below.

*“Unfortunately, the timing of the proposed cutting of the wildflower grassland is too early in the year, as set out in the LEMP. The cut should be late August to September as many of the species included will not have seeded in July.
GMEU are therefore unable to recommend that condition 15 can be discharged at this time.”*
4. CDN/24/0814 – Condition 5 (CMP)
Cannot be discharged at present, please see attached Highways comments (dated 10/9/24).

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 6633

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Carter Jonas LLP
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