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# PLANNING STATEMENT

24 DUTTON STREET, CHEETHAM HILL, MANCHESTER

MARCH 2024

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# Signing off Sheet

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**Final**

**Authorised for and on behalf NJL Consulting**

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Managing Director

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# 1. Introduction

1.1 This statement has been produced on behalf of Pure Padel Clubs Ltd ('the Applicant') for the proposed development at 24 Dutton Street, Cheetham Hill, Manchester (referred to as the 'site' hereunder). The proposed description of development is as follows:

*'Full planning application for the temporary change of use for a padel facility and supporting facilities for a period of 3 years'*

**Purpose of this Statement**

1.2 This Planning Statement sets out the context for the site and the proposed development against Local and National planning policy.

1.3 The case as presented within this Planning Statement cross refers to supporting material accompanying this detailed planning application. In full, this suite of technical reports and plans are as follows and are commensurate to the size of the proposed development:

- Construction Management Plan
- Construction Method and Management Plan (CMMP)
- Existing Site Plan
- Location Plan
- Noise Impact Assessment (NIA)
- Operational Waste Management Plan
- Proposed Floor Plans and Elevations
- Proposed Site Plan
- Proposed Site Plan
- Site Risk Register
- Sketch Design Proposals

- Travel Plan
- Travel Statement
- Waste Management Strategy
- Crime Impact Statement *(to follow)*

1.4 The aforementioned documentation reflects the Local and National validation requirements as those necessary to ensure the application's validation and determination.

1.5 The proposed development is shown to be compliant with the adopted Development Plan and is consistent with the National Planning Policy Framework ('NPPF'). Moreover, there are no significant and demonstrable adverse impacts that would outweigh the benefits of granting permission when assessed against the NPPF as a whole.

1.6 Furthermore, the proposals constitute sustainable development in the context of three dimensions of sustainable development; environmental, social and economic, and therefore should be approved 'without delay'.

**What is Padel?**

1.7 Padel is a racquet sport similar to a mix between tennis and squash. The court is one third of the size of a tennis court. It is played on a court surrounded by walls of glass and metallic mesh. Using a short, stringless racquet with holes and a low compression tennis ball, the service is made underarm.

1.8 There is a close relationship between padel and conventional tennis and those who play each form of the sport. While some participants may be introduced to conventional tennis via padel, some will remain players of padel only. This will be because while padel can be played to a very high level, it is also more accessible to those whose level of fitness, agility or skill make conventional tennis overly challenging.

1.9 Padel is a form of tennis which is rapidly expanding sport across Europe and recognised by the Lawn Tennis Association (LTA). The LTA have ambitious plans to grow padel across Great Britain over the coming years, as documented in their Padel Development Plan which has been submitted with this application.

1.10 The proposed development would respond to the increased demand for padel for visitors to Manchester city centre alongside the wider public. Padel offers significant health and well-being benefits by attracting people who might not otherwise

participate in a sport or indeed who might not otherwise participate in any form of exercise.

1.11 As found on other sites operated by Pure Padel, it is understood that padel courts are above 90% utilisation, with bookings taken 2 weeks in advance. The proposed development is expected to match this and provide significant sports provision for the borough.

**The Applicant**

1.12 Pure Padel is an organisation dedicated to the delivery of Padel courts across the UK. Their mission is to make Padel the most inclusive and accessible racket sport in the UK.

1.13 They want to bring the game to communities that have traditionally either been excluded from mainstream racket sports or not seen themselves as participants. Padel is an incredibly addictive and accessible sport in terms of skill levels required to play. Pure Padel want to build on that fact to engage with communities who will not only help grow the sport but benefit from access never before seen in racket sports in this country.

1.14 Submitted with this request is Pure Padel Ltd ethos and community engagement strategy.

**The Pure Padel Operation**

1.15 The facility will be operated by Pure Padel whose mission is to grow padel in the UK by making it accessible to the widest possible range of participants. The model does not involve any membership fees with booking secured through a smartphone application or online booking. This allows for easy booking and for individuals wishing to take up the sport or develop further to find other competitors to play against.

1.16 Pure Padel will provide first-class coaching with all coaches having undergone specialised training in Spain, which is the birthplace of the sport. Users will be able to have either private or public coaching sessions which will facilitate the ongoing growth of the sport generally. Pure Padel will also be rolling out a junior development programme at weekends, hosting female-only sessions and sessions for older persons to ensure the widest possible accessibility to the facilities as part of their inclusion objectives.

1.17 A small kiosk will be present within the secure site with a permanent member of staff/coaches on hand to issue equipment, storage purposes and some grab and go food and beverages. This is a wholly ancillary structure which will support the padel facility and to provide basic staff welfare facilities.

1.18 In terms of employment the facility will create new jobs including a full-time head coach and part time support coaches and a part time site manager.

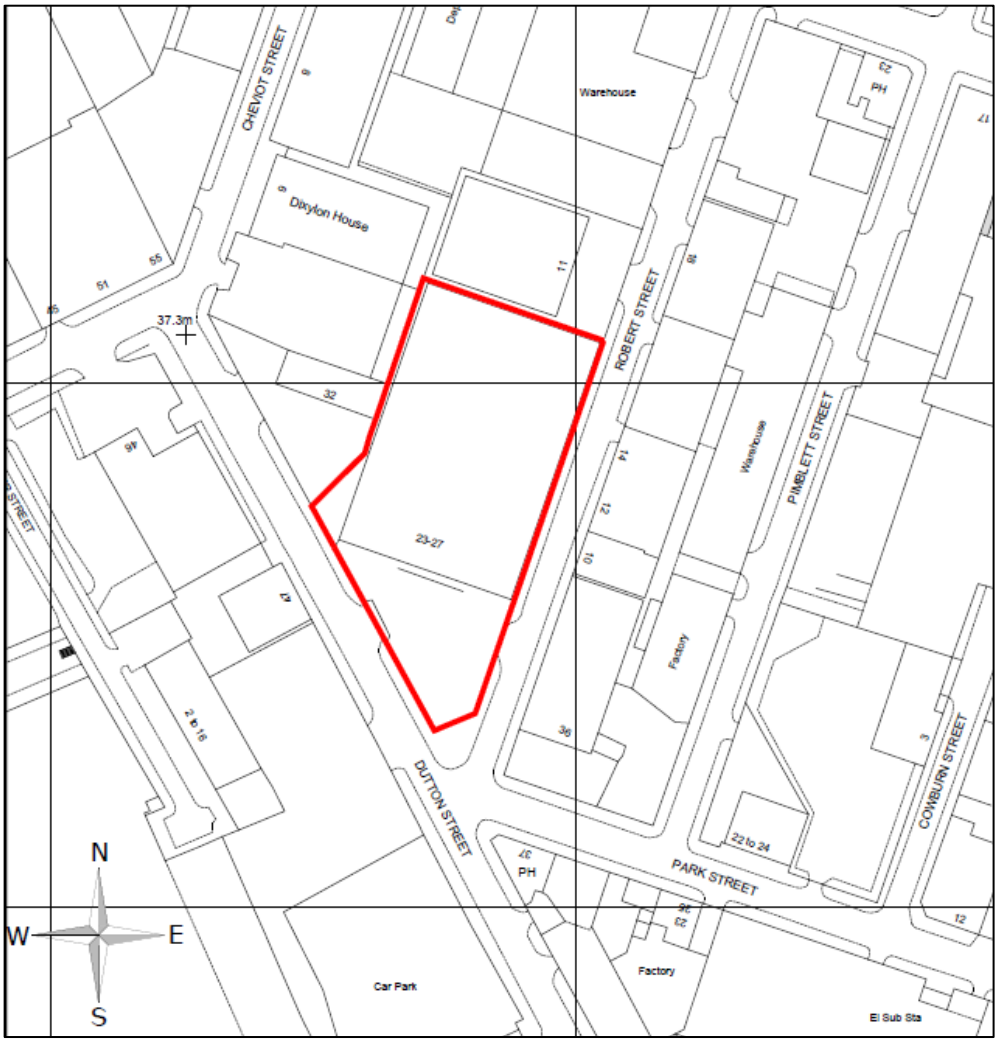
## Structure of the Report

1.19 This Planning Statement is structured as follows:

- **Section 1:** Introduction
- **Section 2:** Pure Padel
- **Section 3:** Site Context
- **Section 4:** Stakeholder Engagement
- **Section 5:** The Proposed Development
- **Section 6:** Planning Policy Context
- **Section 7:** Justification for the Development and Material Considerations
- **Section 8:** Conclusion

## 2. Site Context

2.1 The site is situated at 24 Dutton Street within the ward of Cheetham. Please refer to the below redline boundary.




Site Location Plan

2.2 The existing vacant unit measures approximately 2,493sqm with associated car parking site. The site is currently secured by 2.4m high palisade fencing, whilst the building is secured by a monitored security alarm.

2.3 The site was previously used for storage and distribution purposes (Class B8). The site is bound by Dutton Street running to the south and west and Robert Street to the east.

2.4 The wider site context comprises predominantly industrial and storage warehouse uses. Within an approximate 200m radius of the site, there are examples of leisure-related facilities, such as Rover Over Climbing, Kickair and Manchester Leisure Academy.

2.5 A review of flood risk to the area via the Environment Agency's ('EA') flood risk map determined that the entirety of the site is within Flood Zone 1; land assessed as having the lowest probability of flooding.

2.6 The nearest heritage assets are listed below:

- Gatehouse of HMP Manchester [List Entry: 1254670] – Grade II – Approximately 157m from the site.
- Former Synagogue [List Entry: 1208420] – Grade II – Approximately 181m from the site
- Block of HMP Manchester [List Entry: 1254636] – Grade II – Approximately 183m from the site.
- The Tower of HMP Manchester [List Entry: 1254672] – Grade II – Approximately 237m from the site.
- Prison Block of HMP Manchester [List Entry: 1254635] – Grade II – Approximately 254m from the site.

2.7 There are no Conservation Areas proximate to the application site.

2.8 The application site not constrained by any statutory designations that would prevent the bringing forwards of the proposed development.

**Planning History**

2.9 From a review of the Council's online database, there is no relevant planning history available for this specific site.

# 3. Stakeholder Engagement

## Policy Context

3.1 Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can benefit the process of determining planning applications.

3.2 The NPPF sets out the benefits of pre-application discussions with a sub-section titled 'Pre-application engagement and front-loading'. Paragraph 39 of the NPPF states that '*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community*.'

*Planning Practice Guidance*

3.3 The PPG notes that '*pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications.*'

*Manchester City Council Statement of Community Involvement*

3.4 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement (SCI) which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how you can make comments on planning applications received by the Council.

3.5 The Council's 'Our Manchester – The Manchester Strategy 2016-2025' provides a new approach for Manchester's future by giving the local community greater opportunities to be continually involved in decisions that shape the City. The 'Our Manchester' approach is central to the new SCI in terms of listening to and engaging with the community and stakeholders in planning processes. Engagement with people at the early stages of planning policy preparation is a key part of this, enabling residents and other stakeholders to define the issues that should be dealt with through planning policy as well as to give their views on what the responses to those issues should be. In addition, the SCI has been written so that people who are new to planning should find

it an accessible document, with key messages summarised throughout and jargon kept to a minimum.

3.6 It is a key component of the planning process and gives applicants the opportunity to talk to communities to explain proposals and discuss with them any concerns they have.

3.7 Genuine and meaningful community engagement will give people a chance to be involved at the earliest possible opportunity before an application is submitted to the Council, have their constructive ideas and opinions heard and for them to make a genuine contribution and help shape development in their area when proposals can still be changed.

## Pure Padel's Approach to Pre-Application Engagement

3.8 Below is a summary of the pre-application engagement Pure Padel have undertaken regarding the application site to date.

### Pre-Application Discussions

3.9 To date, the owners of the site have had positive pre-application discussions with the Local Planning Authority in respect of the temporary use of the site. In light of this, the landowners have confirmed with the Applicant of this planning application that they would be happy to allow a temporary use of the existing vacant unit for a Padel Tennis facility for up to 3 years, effectively operating as a 'meanwhile use'.

3.10 Following this confirmation, early discussions were held with the Local Planning Authority to discuss the principle of this temporary use, and to request confirmation of a proposed scope of application for the use.

3.11 It was confirmed that the Local Planning Authority would have no objection to the proposed temporary use of the leisure nature of proposals. Additionally, it was agreed that the proposed 3 years of use would be a sensible period of time for this.

3.12 The Local Planning Authority stated that the upcoming application would need to be supported by technical documents include:

- Transport Statement
- Travel Plan
- Noise Impact Assessment

- Operational Management Plan
- Construction Management Plan
- Waste Management Proforma
- Crime Impact Assessment

3.13 The key issue the Local Planning Authority identified was ensuring the car park functions well and that it does not exacerbate on-street parking issues in the area. This is to ensure members of the public use public transport to the site as much as possible.

**Summary**

3.14 Pure Padel is fully committed to stakeholder engagement to promote transparency and improve both the efficiency and effectiveness of the planning application process as suggested by National and Local policy and guidance.

3.15 Pure Padel has undertaken detailed pre-application discussions with the Council and ensured meaningful stakeholder consultation took place early in the process as required by Paragraph 39 of the NPPF.

3.16 The feedback received by various stakeholders has informed finalised application proposals now subject of this planning application submitted for determination.

# 4. Proposed Development

4.1 The proposals involve the temporary change of use of an existing warehouse building to provide x6 indoor padel courts and associated amenities to Use Class E(d) Indoor Sport, Recreation or Fitness Centre.

4.2 There will be a small amount of demolition/strip out of the current warehouse to ensure the building is suitable for the installation of new Padel Tennis Courts and to improve the new access to the courts from reception.

**Padel**

4.3 Padel is a racquet sport similar to a mix between tennis and squash. The court is one third the size of a tennis court. It is played on a court surrounded by walls of glass and metallic mesh. During the game the ball can be played off a wall.

4.4 Using a small, stringless racquet with holes and a low compression tennis ball, the service is made underarm. The game is not dominated to the same extent as tennis is, by strength, technique and serve. Compared to conventional tennis, points can be won by strategy than strength and power.

4.5 There is a close relationship between padel and conventional tennis and those who play each form of the sport. While some participants may be introduced to conventional tennis via padel, some will remain players of padel only. This will be because while padel tennis can be played to a very high level, it is also more accessible to those whose level of fitness, agility or skill make conventional tennis overly challenging or unrewarding (frustrating), even at an amateur and informal level.

4.6 Padel tennis therefore offers significant health and well-being benefits by attracting people who might not otherwise participate in a sport or indeed who might not otherwise participate in any form of exercise.

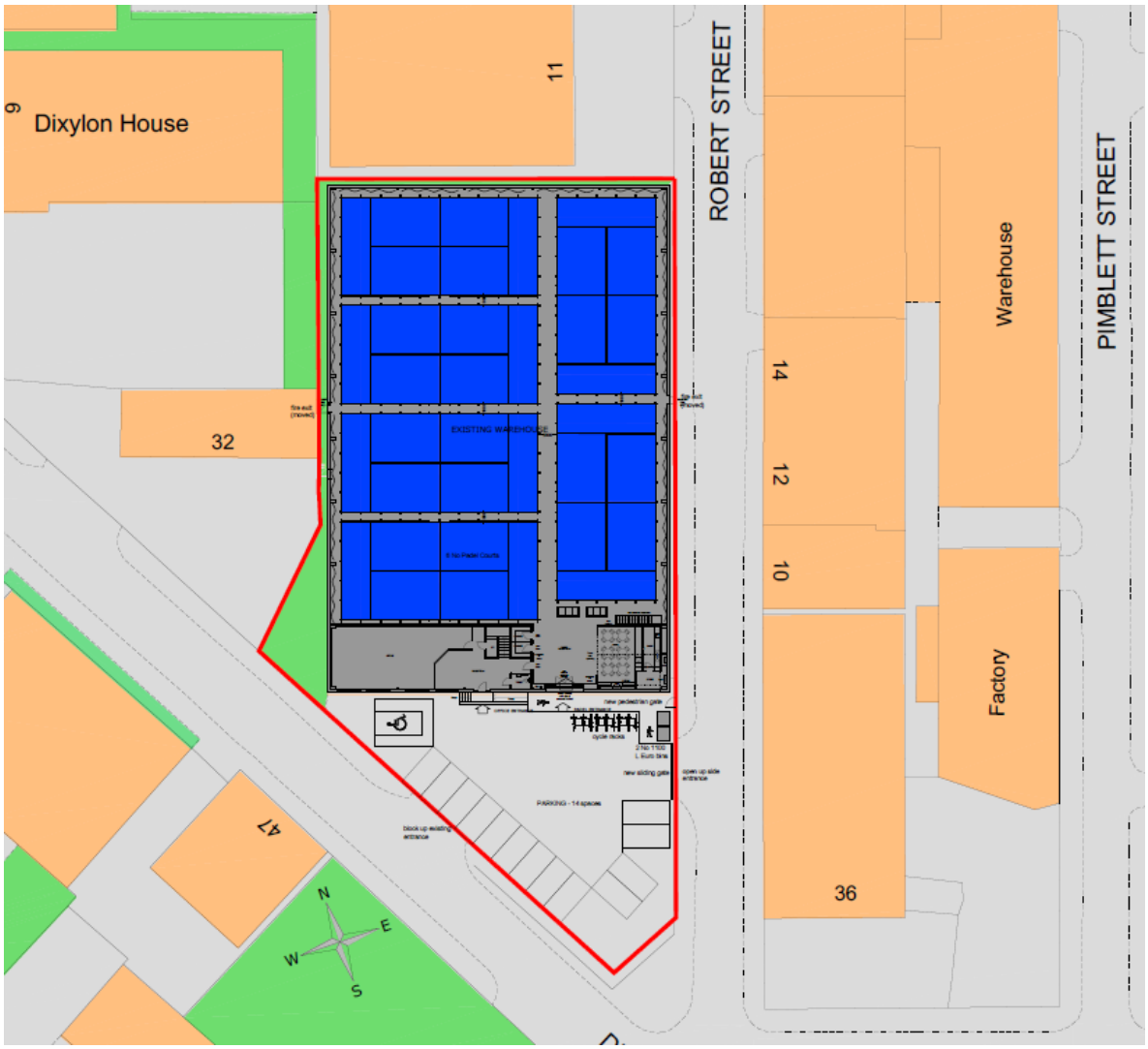
**Design**

4.7 The proposals include design changes to the external elevations which are minimal, however allow full optimisation of the existing building to provide such leisure/sport facilities. This also included the relocation of the fire exit on the eastern elevation to align with internal court layouts.

4.8 Additionally, there will be both internal and external signage used for the purposes of Pure Padel branding as well as information for customers. The external advertisements will be subject to a future advertisement consent application.

**Layout**

4.9 The proposed courts will be located within the existing warehouse building with parking to the south of the building as shown in the below Site Layout Plan:




*Proposed Site Layout Plan*

4.10 The x6 padel courts will each measure 2003mm x 10060mm x 4000mm (L x W x H). Details of the padel courts are shown on the submitted plans for approval. All these specifications comply with the standards established in the Regulations of the Padel Game revised by the International Padel Federation (IPF) on 01/01/2017.

4.11 The site itself is contained, therefore the proposed courts and supporting facilities are internal and not visible from the outside by neighbouring properties.

4.12 To the rear of the building beyond the 'office entrance' there is an office area for members of staff and a reception area for customers to check-in. Off the reception area there is a toilet facility. The Padel Entrance is glazed leading to the reception area and changing rooms for customers. To the right there will be a seating area and shop for customers to consume and socialise. Beyond this area, the padel courts are accessed with seats for customers and stairs leading to the mezzanine area.

### Appearance

4.13 Aesthetically, despite the proposed courts and supporting services being indoors within the existing warehouse, these have been strategically designed to optimise efficient movement and to heighten the positive experience of the leisure facility. This includes the court areas, and social areas cross the ground floor café and a mezzanine.

4.14 The surface of each court will be artificial turf, as shown in the submitted plans.

### Scale

4.15 Each padel court is rectangular, measuring 10060mm in width by 20030mm in length. Entrances are located at the side of each court. The covered padel courts measure 4000mm in height. As previously stated, all these specifications comply with the standards established in the Regulations of the Padel Game revised by International Padel Federation (IPF) on 01/01/2017.

### Landscaping

4.16 Landscaping is proposed within the car park boundaries, creating a soft landscaping strategy to increase the positive appeal of the industrial-dominated area.

### Access

4.17 Access to the facility will be from Dutton Street, as shown in the Location Plan. This access arrangement is utilised by the existing use (despite the industrial park being currently closed).

4.18 The proposed car park will be accessed through a new sliding gate, offering x18 car parking space (one of which for disabled access) and cycle parking.

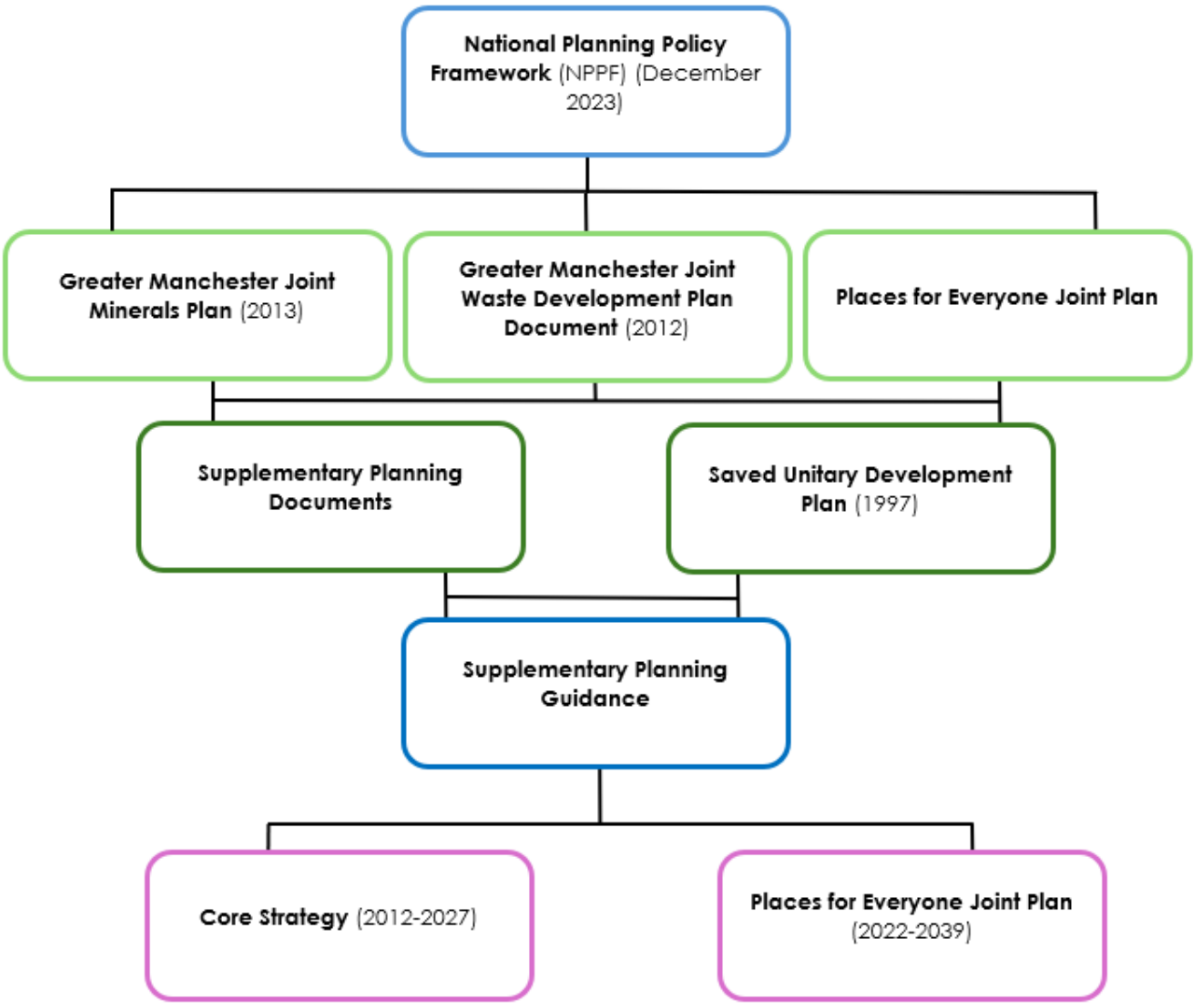
4.19 The building will be accessed via steps or an inclusive ramp to the main entrance.

4.20 Given that the site benefits from a highly accessible location, it is our view that a high proportion of users, nearby residents, and employees, will use sustainable travel forms such as walking, cycling and public transport to access the facility.

# 5. Planning Policy

5.1 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 This Section describes the relevant adopted planning policy material considerations and other associated guidance that have underpinned the proposed development.




*Adopted Development Plan*

## National Planning Policy Framework

5.3 At a national level the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At a local level, development plans set out planning policy for the area.

5.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

5.5 The National Planning Policy Framework (December 2023) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

5.6 The purpose of the Framework is to contribute to the achievement of sustainable development and advises that planning serves three roles: an economic role, a social role, and an environmental role. The roles should not be undertaken in isolation as they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations.

5.7 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be considered in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

### *Sustainable Development*

5.8 The NPPF states at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

5.9 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

***an economic objective –*** *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

***a social objective –*** *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

***an environmental objective –*** *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.10 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, so that sustainable development is pursued in a positive way.

5.11 With reference to paragraph 11 of the NPPF, it is important to note that for decision-making this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

  i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

  ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

***Decision-Making***

5.12 Further advice on decision-making which is of relevance to the current scheme is provided at paragraph 38 of the Framework:

*'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

***Promoting Healthy and Safe Communities***

*5.13* Paragraph 96 aims to achieve healthy, inclusive, safe and beautiful places which promote social interaction. Developments should be safe and accessible (e.g. through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas). They should also enable and support healthy lifestyles (e.g. through the provision of safe and accessible green infrastructure, sports facilities, local shops and layouts that encourage walking and cycling).

*5.14* Paragraph 102 identifies access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wide benefits for nature and support efforts to address climate change.

*5.15* The Framework seeks to safeguard the protection of open space used for amenity, recreation and sport. It also sets out the circumstances under which it can be appropriate to reduce or lose open space altogether at the result of development. Paragraph 103 in particular sets out three tests, with at least one being required to be met in order for loss of open space to be justified. Specifically, the three tests ask that:

- *'an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

***Making Effective Use of Land***

5.16 Paragraph 123 highlights the importance of making effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.17 As stated in paragraph 125 "*Local Planning Authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs*". Therefore, it is important to highlight that allocated land for housing has been advised by thorough assessment to understand the suitability of land to meet identified local needs.

5.18 Paragraph 128 supports development that makes efficient use of land, taking into account the identified need for different types of housing and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services as well as their potential for further improvement and scope to promote sustainable travel modes that limit future car use; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed and beautiful, attractive and healthy places.

**Places for Everyone Joint Development Plan**

5.19 The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

5.20 PfE was adopted for each of the nine participating authorities on 22 March 2024.

5.21 As part of the plan, one of the main goals is to positively change the lives of people across Greater Manchester through physical activity and sports. Greater Manchester has an international reputation for sporting excellence. Manchester's global name recognition is perhaps seen most prominently in terms of its two major football clubs, Manchester United and Manchester City, but the sporting significance of Greater Manchester is far broader than this, being the home of numerous professional clubs, the hugely successful British Cycling, and the National Football Museum, and it has hosted a wide range of international sporting events from the 2002 Commonwealth Games to the Rugby League World Cup Final.

5.22 Sports participation in Greater Manchester is slightly lower than the national average. 72.9% of adults in Greater Manchester (16+) were 'active' or fairly '*active*' as of May

2018. This represents an increase of 0.5 percentage points compared to May 2017 but is 1.9 percentage points below the England average. Nationally, there is a major problem of inactivity amongst younger people, with only 32% of 5-15 year olds being defined as active, and just 9% of 2-4 year olds.

5.23 The Greater Manchester Strategy highlights that an active life can reduce anxiety, lift mood, reduce stress, promote clearer thinking and a greater sense of calm, increase self-esteem, and reduce the risk of depression. More generally, sport and recreation can be a major contributor to quality of life, and hence access to such opportunities is an important element of social inclusion.

5.24 Ensuring the continued availability of and easy access to a high-quality range of sport and recreation facilities, meeting accessibility standards, would therefore help to achieve key objectives such as improving the health of residents, and making Greater Manchester a more attractive place to live and visit. The appropriate level of provision will often depend on local circumstances such as the type and scale of demand, and the availability of suitable land. Therefore, the proposed development reveals an opportunity to comply with Policy JP-P 7, offering a sport which is accessible for all ages and skills in an appropriate area for the growth in sporting facilities.

5.25 At the time of submission, PfE is not adopted. Therefore, reasonable weight should be given in the determination of this application in line with the Framework.

### Manchester City Council Core Development Plan

5.26 The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

5.27 Relevant policies from the local plan are detailed below:

- **Policy EC 1 Employment and Economic Growth in Manchester** states that the Council will support contributors to economic growth and productivity including health.

- **Policy EC 2 Existing Employment Space** states that the Council will seek to retain and enhance existing employment space/sites, however, alternative uses can be supported subject to conditions.

- **Policy CC 5 Transport states that the Council** seeks to ensure that development includes adequate parking provision for cars and cycles, as well as looking at increasing the use of public transport as a more sustainable form of transport.

- **Policy CC 8 Change and Renewal** highlights how the Council support developments which provide contributions in terms of employment and growth without impacting local character.

- **Policy CC 10 A Place for Everyone** states that the Council will support developments in locations which appeal to a wide range of residents and visitors, as well as increasing the diversity of activities.

- **Policy T 1 Sustainable Transport** seeks to deliver a sustainable, high quality, integrated transport system to encourage a modal shift away from car travel, therefore the Council will support developments which seek to maintain this.

- **Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities** highlights how the Council seek to improve sport facilities to provide a network of diverse and multi-functional spaces.

- **Policy EN 11 Quantity of Open Space, Sport and Recreation** states that the Council will support new opportunities for sport and recreation facilities across Manchester.

# 6. Assessment of Proposals

6.1 This Section of the Statement demonstrates that the principle of the proposed development aligns with the adopted Development Plan, the NPPF, and other material considerations.

**Principle of Meanwhile Use**

6.2 Meanwhile uses seek to make use of vacant or underutilised premises, sites or spaces on a temporary basis. The site has been vacant for a number of months and despite active marketing no genuine interest has been expressed. The site is located within a wider strategic regeneration framework (SRF) area known as Great Ducie Street This SRF area represents the opportunity to create a genuinely mixed-use neighbourhood with a strong sense of place and community. As identified by the Framework, sectoral growth is showing evidence of shifting towards other areas such as sport, and a vast amount of evidence shows sport facilities being a positive driver of creating a sense of community as it acts as a social space for interaction, whilst increasing benefits of healthy physical and mental wellbeing. Therefore, it is considered that the proposed development is an appropriate temporary use of this vacant site given its positive attributes and support of the SRF, local policies and national policies. It should be noted that Manchester City Council have confirmed that the principle of development is acceptable subject to conformity with the development plan as a whole.

6.3 It is acknowledged that Policy EC 2 seeks to protect employment uses where possible, and alternative uses should only be supported where there are no reasonable prospects of the site being used for such uses. Whilst the proposed development would seek an alternative use of the site, this would be on a temporary basis for three years and would not prejudice the site being used for employment uses in the future. Furthermore, noting the SRF aspirations for the area, the temporary nature of the proposed use will also safeguard any future proposals for the comprehensive redevelopment of the site and surrounds to deliver upon these aspirations. For that reason it is concluded that the proposed development would not contradict Policy EC 2 or the thrust of the Great Ducie Street SRF.

6.4 The temporary use of brownfield land sites for alternative uses including padel is not unheard of within the administrative boundary of Manchester City Council. In November 2023, an application [reference: 137623/FO/2023] was approved for the following:

*Temporary permission for three years for the erection of four padel tennis courts (class F2(c)) and a one-storey ancillary administrative/storage building (class Sui Generis), with associated lighting, landscaping and infrastructure.*

6.5 The abovementioned application was submitted on behalf of Club de Padel on land bound by Plot B and Plot F of the Great Jackson Street SRF area. The objective of this application was to add activation to the Great Jackson Street SRF, offering residents a "*new and exciting sports facility and community asset on previously unused land*". As per the Officer Report for this application, it was stated that this use would be consistent with national and local planning policy and would promote a "*[…] quality neighbourhood, economic development and sustainable travel patterns and provide a sport use on a site that could otherwise be a vacant brown field site for the next three years*". The application was therefore approved.

6.6 The use of this site will provide similar benefits to the Club Des Padel facility, noting the symmetries in terms of proposed use and location within an SRF. It will increase footfall and activity at street-level, increasing the profile and attractiveness of this part of Manchester and the Great Ducie Street SRF area, creating an exciting and high-quality destination for people to visit, acting as a driver for the promotion of continued social, economic and environmental regeneration of this area of the city, demonstrating compliance with Policies EC 1 and EN 1. In tandem, the proposed development will promote healthy and active lifestyles by increasing offerings of sport for active participation in the city centre, therefore showing compliance with Policy EN 10, EN 11 and paragraph 96 of the NPPF.

6.7 In summary, the proposed development will deliver genuine beneficial outcomes, such as:

- Implementation of social, recreational and cultural facilities and services for community needs to enhance the sustainability physical and mental wellbeing through sports.

- Provision of high-quality spaces and opportunities for sport and recreation as an important contribution to economic prosperity in an area and increasing social spaces for the community.

- Utilisation of a vacant building to provide a sustainable temporary use.

6.8 In view of the above, the proposed development accords with both National and Local policy, and therefore the principle of development of this site is acceptable.

## Health

### Joint Strategic Needs Assessment and Manchester Population Health Plan

6.9 Local authorities and integrated care boards (ICBs) have equal and joint duties to prepare a Joint Strategic Needs Assessment (JSNA) and a Joint Local Health and Wellbeing Strategy (JLHWS), through the Health and Wellbeing Board. The purpose of the JSNA and JHWS is to improve the health and wellbeing of the local community and reduce inequalities for all ages. In Manchester, the Population Health Plan 2018-2027 serves as the JLHWS.

6.10 The Manchester Population Health Plan is the city's overarching plan for reducing health inequalities and improving health outcomes for Manchester residents. It sets out the ten year vision for health and wellbeing, and the strategic priorities which have been identified to support this vision. This places an emphasis on opportunities for exercise, sport and recreation, having various benefits across positive physical and mental health, which has been identified as a key objective.

6.11 Paragraph 98 of the NPPF requires robust and up-to-date assessments of the need for sports facilities including any deficits or surpluses. Given the assessments are over 5 years old, relatively limited weight can be attached to them. Neither study nor assessment included analysis of padel tennis.

6.12 The reduction in usage for the traditional form of tennis at the site requires a new form of investment to enhance the sustainability of the facilities and drive-up footfall. The usage data and business case presented is compelling and provides justification for the significant investment in padel which is rapidly expanding and will help to increase patronage. It is concluded that this must be a desirable outcome for both the Local Planning Authority and other key stakeholders involved in local sport.

6.13 The new facilities would enable more intensive sports use on a vacant site. The facility would be indoors, therefore ensuring accessibility all year round for day and evening use. The proposed development seeks to align with the Lawn Tennis Association strategy for padel tennis by increasing the number of padel facilities available for use in the city centre through a pay and play model and optional memberships and is therefore acceptable in this regard.

**Highways and Accessibility**

6.14 In support of this application, the following documents have been produced and submitted by SK Transport:

- Transport Statement
- Travel Plan

6.15 Currently, the site offers x14 parking spaces at the front of the warehouse building, with vehicle accesses provided from Robert Street and Dutton Street.

6.16 In terms of active travel routes, the existing footway widths fronting the site are 2.6m (Dutton Street) and 2.2m (Robert Street) and footways are present on both sides of these streets. The footways continue at these widths to Caernarvon Street to the east, Juliet Street/Cheviot Street to the north and Trinity Way to the south. To the south of the site access can be gained to the city centre. A signalised crossing (toucan) is provided at the Cheetham Hill Road/New Bridge Street junction providing access to the city centre, Victoria station, and southbound bus stops on Cheetham Hill Road. Travelling northwest from the site provides access to the Great Ducie Street bus route corridor. A pedestrian crossing is in place to the north of the Julia Street junction allowing access to northbound bus routes. A signalised crossing is also provided to the south at the junction with New Bridge Street and to the north after the junction with Southall Street.

6.17 The local streets in the vicinity of the site are lightly trafficked and provide access to the wider cycle network. A cycle route is provided on Great Ducie Street, to the west of the site, and that the routes to the south of the site in the city centre are all subject to 20mph speed limits. Access can also be gained to the traffic free route on the River Irwell. Additionally, as part of the Bee Network proposals in the area, a new route will be provided form the Cheetham Hill road junction Lord Street west and New Islington.

6.18 The existing walking and cycling infrastructure provide opportunities for active trips to/from the site. The site is also located 300m (less than a four-minute walk) from the bus stops on Cheetham Hill Road and 350m (just over a four-minute walk) from the bus stops on Great Ducie Street. This adds further strength to the case of this site being sustainably accessible through the plethora of modes of transportation to and from the site.

6.19 The car park will be modified as result of the temporary closure of the Dutton Street due to a stopping up order relating to the new mixed use development being brought

forward by Salboy / Domis opposite, which will be in place from 29th March 2024 to 31st December 2025. Following the requisite access modifications, x15 spaces will be available including accessible parking and cycle storage in the form of x7 Sheffield hoops which can accommodate two bicycles each, therefore allowing x14 spaces.

6.20 The Transport Statement has examined the impact of a temporary planning permission of this nature, prepared in line with standard appraisal methods and in line with prevailing policy and assessment guidance. An accessibility assessment has been undertaken that the site occupies a sustainable location with opportunities to access by active and public transport modes. The site is shown to be served by frequent bus services and a GMAL of 8. A multimodal development trip generation exercise has been undertaken using data from the TRICS database. This has then been calibrated against a first principles trip generation method. Both show that the temporary proposal will not be associated with a significant level of trips and that parking demand generated by the development can be accommodated in the site car park.

6.21 A Travel Plan will be adopted at the site and an interim version has been prepared for the planning application to accord with paragraph 117 of the NPPF. The submitted Transport Statement shows that the temporary development will not generate a significant number of trips. The use type proposed is a complementary city centre land use that will largely be used by people already living, working, or visiting the city centre. The level of intervention proposed through the Travel Plan reflects the good accessibility level of the site, low scale of impact, and temporary use of the site as a padel court facility.

6.22 Leisure destinations tend to generate a higher proportion of car share trips than other destinations, such as workplaces. The Travel Plan Co-ordinator will promote car sharing to site users and staff who have no alternative to use a private car and will advertise the benefits of such travel:

- Saving money by sharing the cost of your commute with another person.
- Shared journeys are less stressful and introduce like-minded sharers to make new friends.
- Reduce the per person carbon emissions of your commute.

6.23 As the proposal is for a temporary use, it is proposed to monitor the Plan during the years of operation based on a Key Performance Indicator (KPI) basis. The Travel Plan Co-ordinator will monitor the following on an annual basis:

- Usage of the site car park.
- Usage of the cycle parking area.

6.24 The following Output Targets have been set for the Travel Plan:

- Appoint Travel Plan Co-ordinator on occupation.
- Prepare information for website/staff travel packs on occupation.
- Undertake annual KPI review.

6.25 The Outcome Target for the Travel Plan is to undertake the KPI review. Should the KPI review indicate that the car and cycle parking areas are operating inefficiently the following measures will be considered:

- Increase cycle parking provision.
- Adopt a car parking management strategy, such as a booking system.
- Increase promotion of car sharing.

6.26 Overall, the abovementioned reports confirm that the proposals will not have a material impact on the local highway network, and the proposed site access and car parking can safely and suitably accommodate the development. It is therefore considered that the proposed development is in accordance with Policies T1 and T2 of the Core Strategy Development Plan, and that there are no traffic or transport relation reasons to withhold consent for proposed padel and pickleball courts.

6.27 Overall, the site is in an easily accessible location, given the range of sustainable transport modes available. Additionally, it has been demonstrated that the residual cumulative impacts of development are not severe and there are no overriding reasons to suggest that the proposals are not acceptable in transport terms. Therefore, the proposed development shows compliance with CS Policies T 2 and DM 1, and paragraph 115 of the NPPF.

### Crime

A Crime Impact Statement will be submitted to adhere to recommendations from the Local Planning Policy and statutory consultees. In its current state, the site benefits from security measures as this is a secure unit.

**Noise**

6.28 In support of the application, a Noise Impact Assessment (NIA) has been submitted which considers the potential noise impact of the proposed development upon existing noise-sensitive receptors. The assessment found that the predicted specific noise levels at the closest façades would be 43 dB, resulting in acceptable internal noise levels with windows open and would result in less than a 2.9dB increase in ambient noise levels at the receptors. As such, no mitigation measures are required. This therefore accords with the requirements of Policy DM 1 whereby it has been identified through the submitted supplementary assessment that there will be no noise impact of the proposed development, and therefore not have negative noise-related consequences on the local amenity.

**Waste**

6.29 As identified in the submitted Waste Management Strategy, the following waste collection units are proposed to be on site:

- X4 general waste bins (91 litres)
- X4 mixed recycling waste bins (91 litres)
- X1 food waste bin (110 litres)
- X2 euro bins for collection (1100 litres)

6.30 The general waste and mixed recycling bins will be located around the premises whereby they will be collected daily (or more if required) and deposited in euro bines for collection. All bins will be cleared regularly with additional cleaning available if required.

6.31 The management of the bins will be undertaken by the Management Team of the building. The internal bins will be emptied directing in the euro bins and returned to their location within the building on a daily basis. The bins will be moved to the site entrance for collection weekly.

6.32 The proposed plans show compliance with Policy EN 19 by demonstrating how waste will be minimised and recycled where possible and also having regard to the environmental benefits on sustainable waste management.

**Summary**

6.33 In consideration to the above, it is our view that the principle of development is acceptable, and the proposals will align with the pro-economic growth and regeneration policies of the NPPF and adopted Development Plan by delivering additional high quality sporting facilities.

6.34 The proposed facilities will provide:

- Better quality provision of sporting and leisure facilities in the area.
- Access to greater quantity of provision in a suitable area.
- Effective and appropriate management arrangements.
- Implement with best practice construction techniques to minimise waste and pollution.

6.35 For these reasons, we believe the proposals support and enhance the continued diversification of development across Manchester and allows for:

- Increased health and wellbeing benefits.
- Promoting more sustainable development.
- Providing a clean, safe, and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision.
- Encouraging and inspiring more people to participate in sport.

# 7. Conclusion

7.1 This Planning Statement has been prepared by NJL Consulting on behalf of Pure Padel to support a detailed planning application for the development of x6 Padel Tennis courts with associated facilities. Externally there will be minimal changes to the building façade with the introduction of branding signage to indicate the new use of the building. There will be a small amount of demolition/ strip out of the current warehouse to make it ready to receive the new Padel Tennis Courts and improve the new access to the courts from reception.

7.2 The proposal comprises sustainable development and accords with National and Local planning policy. The NPPF is focused on ensuring effective uses of land and providing opportunities to promote healthy communities, and as such the proposals detailed here fall in line with the expectations of sustainable development.

7.3 The principle of development is therefore fully acceptable, and the proposal accords with adopted Development Plan. The technical assessments demonstrate that the proposed development will not give rise to any significant adverse impacts on the area or amenity of nearby neighbours.

7.4 The development therefore constitutes sustainable development and raises no material considerations which would outweigh its accordance with the development plan when taken as a whole. Therefore, the proposed development should be approved without delay in accordance with Paragraph 11 of the NPPF

End of Document.

NJLConsulting
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