

Our Ref: 2024-010

Manchester City Council
Planning Department
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27th March 2024

By email only

To whom it may concern,

RE: Submission of Full Planning Application for the Temporary Change of Use at 24 Dutton Street, Cheetham Hill, Manchester, M3 1LE

We write on behalf of our clients, Pure Padel, with an application for full planning permission at the above application site. 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'

The proposed development comprises the temporary change of use of an existing warehouse (Use Class B8) building to provide x6 indoor padel courts and associated amenities (Use Class E(d)).

Submission documents

To support the application, the following documents have been submitted:

Document	Author
Cover Letter	NJL Consulting
Planning Application Forms and Certificates	NJL Consulting
Planning Statement	NJL Consulting
Noise Impact Assessment	e3p
Transport Statement and Travel Plan	SK Transport
Preliminary Risk Assessment	GroundTech Consulting
Construction Method and Management Plan	iLEX
Waste Management Strategy	Pure Padel
Crime Impact Statement (to follow)	Design for Security

The following drawings/plans have also been submitted to support the application.

Plan	Reference
Proposed Site Plan [Appendix]	PL-03B
Proposed Site Plan	PL-03C
Proposed Floor Plans and Elevations	PL-04C
Existing Site Plan	PL-01
Construction Management Plan	PL-05
Location Plan	LOCATION PLAN 1:1250
Site Risk Register	Appendix E
Sketch Design Proposal	PL_01

Summary

The application has been submitted via the Planning Portal, and the requisite application fee has been paid via the Planning Portal.

Overall, this application for full planning permission will secure the temporary use of the site to deliver a high-quality sports facility in the area. The proposals as a whole, ensure the effective use of land and provide opportunities to promote healthy communities in line with national and local policy. It is therefore confirmed through this planning submission that there are no technical grounds to withhold planning permission.

We trust you have sufficient information to validate this application and allocate it to an officer. However, if you require anything further, please don't hesitate to contact me.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Oliver Eves', written in a cursive style.

Oliver Eves

Senior Planner

For and on behalf of NJL Consulting