Carter Jonas

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
F: 020 7408 9238

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

21st August 2024

Dear Ellie,

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

APPLICATION TO DISCHARGE CONDITION 8 (ELECTRIC CAR CHARGING POINT) AND CONDITION 9 (CYCLE STORAGE) 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 Conditions 8 and 9 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 8 requires that:

> *"Prior to the first occupation of the development hereby approved, full details of electric car charging points to be installed within the car parking area shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the apartments and retained thereafter.*
>
> *Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy."*

In support of the proposed discharge of Condition 8, the following information has been submitted:

- Drawing No. 02 Rev C – Site Plan as Proposed (prepared by Bonar Associates); and
- Tesla Gen 3 Wall Connector Specification.

Carter Jonas LLP is a limited liability partnership registered in England and Wales no. OC304417. Reg office One Chapel Place, London W1G 0BG. Regulated by RICS.
Classification L2 - Business Data

The submitted information confirms that a new 7kW EV charging point will be installed adjacent to a car parking space in the south eastern corner of the car park, closest to the existing pavilion building. The Tesla Gen 3 Charger will be connected to the building via a 30A armoured cable below ground.

Condition 9 requires that:

> *Prior to first use of the approved development, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.*
>
> *Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.*

In support of the proposed discharge of Condition 9, the following information has been submitted:

- Drawing No. 02 Rev C – Site Plan as Proposed (prepared by Bonar Associates); and
- Drawing No. 15 – Cycle Stand Detail.

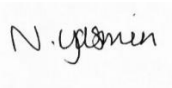
The submitted information confirms that five new cycle covered cycle stands are proposed, for the provision of 10 cycles, for both visitors to the Site and staff members. The new cycle stands will be located immediately north of the existing pavilion building, adjacent to existing wall mounted cycle stands.

A planning application form has also been completed and submitted in support of this application via the Planning Portal (PP-13350355), as well as the planning application fee of £145.

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



Nilufa Yasmin MRTPI
Planner

E: nilufa.yasmin@carterjonas.co.uk
M: 07795 316 403