

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
F: 020 7408 9238

Your ref:
Our ref: Powerleague
Manchester Nicholls

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

27th March 2024

Dear Sir/Madam

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

PLANNING APPLICATION FOR SIX PADEL COURTS

I have pleasure in enclosing a planning application on behalf of our client, Powerleague Fives Limited ("the Applicant"), in connection with the use of the football centre and leisure facility at Powerleague Manchester Nicholls, Nicholls Community Sports Ground, Dalberg Street, Manchester, M12 6BN ('the Site').

The Application seeks full planning permission for the following ('the Proposed Development'):

"Construction of six padel tennis courts with associated fencing, floodlighting and canopies, together with hard/soft landscaping."

The application site (red line boundary area) comprises an area of 0.71 hectares and no internal floorspace is to be created by the development. As such, the Proposed Development does not comprise a "major development" as defined by the Town and Country Planning (Development Management Procedure) (England) Order (DMPO) Order 2015. Additionally, the Site also falls to be considered a 'small site' for the purposes of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which allows for a temporary exemption for small developments until 2nd April 2024.

In addition to this Cover Letter, to accompany this submission, please find enclosed the following documentation:

- **Application Form** prepared by Carter Jonas;
- **Completed Appendix E – Waste Management Strategy** prepared by Carter Jonas;
- **Planning Statement** prepared by Carter Jonas;
- **Arboricultural Impact Assessment (drawing)** prepared by ArbTech;
- **Arboricultural Method Statement** prepared by ArbTech;
- **Arboricultural Survey and Statement** prepared by ArbTech;
- **Biodiversity Net Gain Assessment** prepared by Greengage;
- **Construction Environment Management Plan (CEMP)** prepared by Greengage;
- **Car Parking Management Plan (CPMP)** prepared by MJM Consulting Engineers;
- **Ecological Impact Assessment** prepared by Greengage;
- **Flood Risk Assessment & Sustainable Drainage Statement** prepared by MJM Consulting Engineers;
- **Landscape Statement** prepared by Urban Landscape Partnership;
- **Lighting Assessment** prepared by Polaris Light;

- **Noise Impact Assessment** prepared by Hepworth Acoustics;
- **Phase 1 Desktop Study and Preliminary Risk Assessment Report** prepared by GeoEnviro Solutions Ltd;
- **Transport Assessment** prepared by MJM Consulting Engineers;
- **Travel Plan** prepared by MJM Consulting Engineers; and
- **Tree Protection Plan (drawing)** prepared by ArbTech.

In addition, please find enclosed the following architectural and landscape drawings:

Architectural Drawings, prepared by Bonar Associates:

- 00 – Location Plan
- 01a – Site Plan as Existing
- 02b – Site Plan as Proposed
- 05 – Padel Courts Layout Plan
- 06b – Padel Court Elevations

Landscape Drawings, prepared by Urban Landscape Partnership:

- L050-PL-01 Landscape General Arrangement Plan
- L050-PL-02 Tree Planting Plan
- L050-PL-03 Planting Strategy Plan
- L050-PL-04 Typical Landscape Details

Payment, in the sum of £2,344 (plus the Planning Portal fee of £64) to cover the cost of the application fee will be made via the Planning Portal.

The above fee is calculated based on a site area of 0.71 hectares (all other operations – covering all other elements of the Proposed Development).

We trust that you find this application in order and look forward to receiving acknowledgement of the validation in due course. Please do not hesitate to contact me or my colleague Christopher Cooper (christopher.cooper@carterjonas.co.uk) if you have any queries on the above.

Yours faithfully



Ralph Elliott

Planner

For and on behalf of Carter Jonas LLP

E: ralph.elliott@carterjonas.co.uk

M: 07585 902782