

PLANNING STATEMENT

POWERLEAGUE MANCHESTER NICHOLLS

Powerleague Fives Limited

March 2024

Carter Jonas

Date: March 2024

Client: Powerleague Fives Limited

Client or Job Number: J0055396

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Carter Jonas on behalf of Powerleague Fives Limited ('the Applicant') to accompany a full planning application ('the Application'), submitted to the Manchester City Council ('the Council'), 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').
- 1.2 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.”*
- 1.3 This document provides an overview of the Proposed Development, the rationale for it and the associated benefits, and an assessment of its appropriateness in the context of the Site, the surrounding area, and the national, regional and local planning context.
- 1.4 This Planning Statement provides the following:
- **Summary of the Planning Application** (Section 2);
 - **Planning History** (Section 3)
 - **Description of the Site and Surroundings** (Section 4);
 - **Application Proposals** (Section 5);
 - **Planning Policy Framework** (Section 6);
 - **Planning Policy Assessment** (Section 7); and
 - **Summary and Conclusions** (Section 8).

Summary of the Proposed Development

- 1.5 The Application seeks planning permission for six Padel tennis courts ('Padel Courts'), with an associated free-standing canopy spanning all six Padel Courts, as well as floodlighting and hardstanding. The Padel Courts will be located on a grassed / scrubland area adjacent to the existing football pitches. A new tarmac walkway will be formed to provide access to the Padel Courts from the existing walkway. Each Padel Court will have a width of 10m and a length of 20m, spaced 2m apart, arranged in an 'L' shape, with four to the north and two to the south, adjacent to the existing football pitches. The Padel Courts, formed of a synthetic carpet (SIS Turf Padel Pro 13mm) will be surrounded by clear glazed panels with mesh fencing above, with a total height of 4m. The associated canopy, formed of six sub-canopies over each Padel Court, will stand separate to the padel court structures, and would have a maximum width of 48.3m, a maximum length of 45.7m and barrel roof elements with a maximum height of 8.55m. The canopies would be located on steel legs, with a translucent opal fabric cladding fixed to the structure at a height of 3m to 6m above the ground, with the same material forming the barrel roof.

2.0 SUMMARY OF PLANNING APPLICATION

2.1 The following information is submitted in support of the Application.

Application Documents

- Application Form;
- Covering Letter;
- Planning Statement (this document);
- Waste Management Strategy (Appendix E)
- Full Suite of Supporting Technical Documentation (see 'Supporting Information' below).

2.2 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

Supporting Information

2.3 The application is supported by the following suite of documents which justify the proposals in the context of planning policy and other material considerations:

- **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.

3.0 PLANNING HISTORY

- 3.1 This section outlines the planning history relevant to the Site which is available on the Council's planning register.
- 3.2 It is understood that the sports facilities at the Site were constructed pursuant to planning permission reference 067248/FO/NORTH2/03, granted on 24th July 2003, for the following: *"Provision of 1 no. floodlit football pitch, 1 no. grass football pitch, 2 no. multi use games areas and 1 no. mini-soccer pitch. Erection of single storey changing facility building and associated landscaping."*
- 3.3 The existing car park at the Site was constructed pursuant to planning permission reference 073103/FO/2004/N2, granted on 3rd December 2004, for the following: *"Laying out of a carpark for 60 vehicles with access from Dalberg Street next to sports facility."*
- 3.4 The existing layout of and associated fencing and floodlighting for the football pitches were constructed pursuant to planning permission reference 134165/FO/2022, granted on 17th August 2022 for the following: *"The subdivision of existing all-weather playing pitch to form three x 5-a-side and three x 7-a-side pitches with the construction of new fencing and floodlights."*
- 3.5 Condition 3 of permission 134165/FO/2022 states: *"No activity shall take place on the pitches outside the hours of: 10.00a.m. to 11.00p.m. seven days a week."*
- 3.6 An application for advertisement consent at the Site reference 134608/AO/2022 was granted on 26th September 2022: *"Installation of illuminated signage to the Football Centre building, and various non illuminated wayfinding and banner signage"*, with the signage demonstrating the Applicant's presence at the Site.
- 3.7 Apart from the above, there is no other relevant history on the Site.

4.0 DESCRIPTION OF SITE AND SURROUNDINGS

Site Description

- 4.1 The Site (**Figure 1** below) is located within an area of scrub and open land adjacent to the existing sport facilities at Powerleague Manchester Nicholls, which benefits from three existing five-a-side football pitches, three seven-a-side football pitches and a clubhouse. A natural grass playing pitch, not with the control of the Applicant, is located to the east, adjacent to Devonshire Street North.

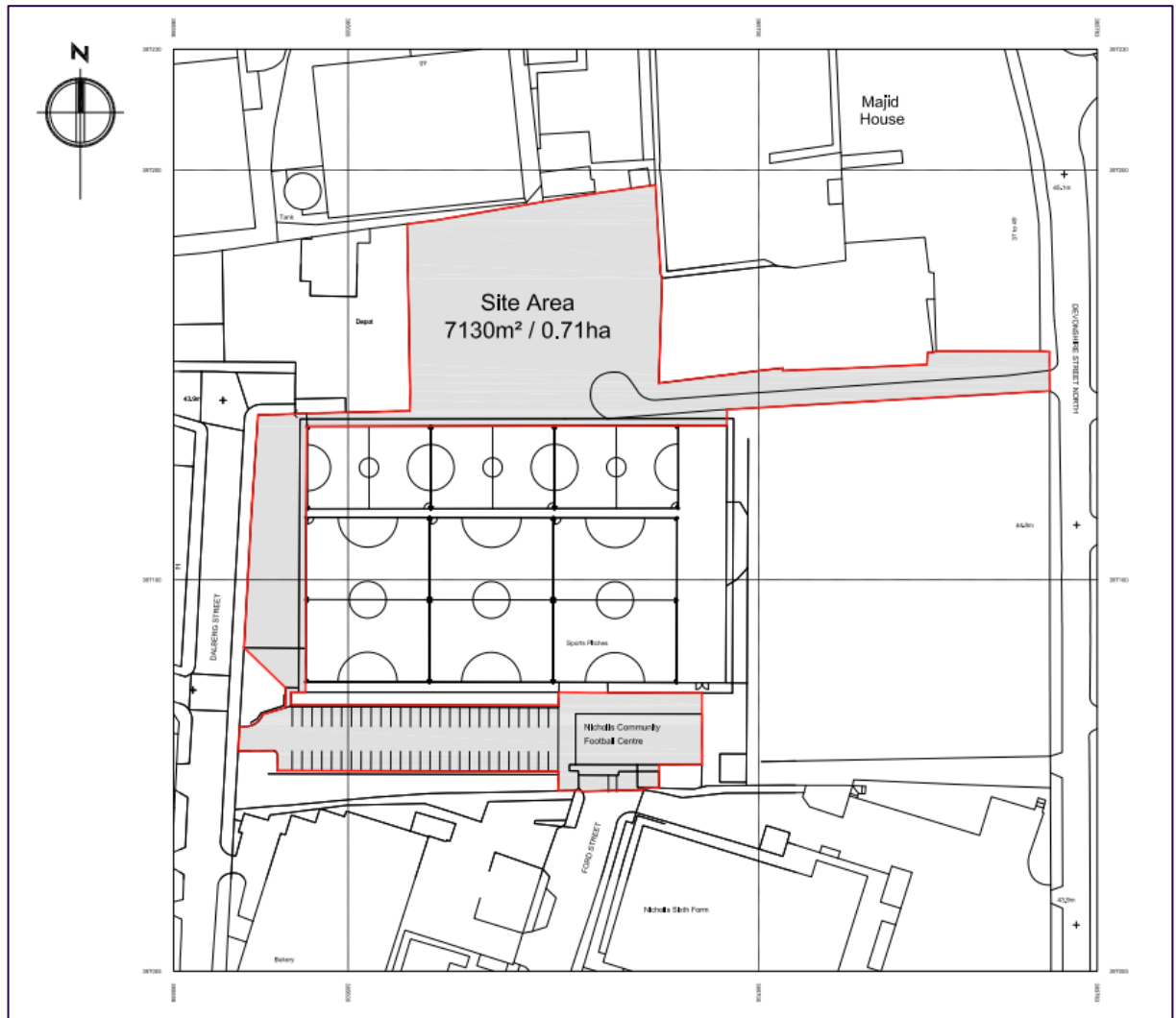


Figure 1: Site Location Plan (Source: Bonar Associates)

- 4.2 The existing pitches are surrounded by fencing, with low boarding and mesh fencing above, with a total of 16 floodlights. The existing layout of and associated fencing and floodlighting for the football pitches were granted on 17th August 2022 pursuant to planning permission reference 134165/FO/2022.
- 4.3 The area to which this application relates is 0.71 hectares (ha) and encompasses part of the wider Powerleague Manchester Nicholls site, including the location of the proposed Padel Courts, areas of landscaping/ecological enhancements, as well as the existing access road and parking area.

- 4.4 The Site is located in an area characterised by commercial and industrial uses, with The Manchester College Nicholls Campus located to the south. The area where the Padel Courts are proposed currently comprises a grassed / scrubland area.
- 4.5 Vehicular access to the Site is via Dalberg Street, which runs along the western side of the existing main parking area of the Site, which benefits from an existing set of vehicular and pedestrian access gates setback from the road. Visitors to the existing facilities and proposed Padel Courts will be use this car park, where there are currently a total of 54 car parking spaces. Three additional car parking spaces are available to the south of the clubhouse, resulting in a total provision of 57 spaces.
- 4.6 The main existing pedestrian access is taken through the clubhouse via Ford Street.
- 4.7 The Site benefits from 30 cycle parking spaces – 20 within two covered shelters (total of 10 Sheffield stands) and 10 wall-mounted cycle stands against the northern wall of the existing clubhouse building.
- 4.8 The Site is well served by public transport, with the Ardwick Train Station located within walking distance to the east, providing services to Manchester Piccadilly. Bus stops on Hyde Road, located a short walk from the Site, have buses running to and from Manchester City Centre and Stockport.
- 4.9 The Site is characterised by a relatively high level of background noise as would be expected from the Site surroundings, which are characterised by commercial and industrial buildings, as well as the noise associated with the existing football pitches and the Site generally.
- 4.10 The nearest residential properties are located at Aloysius House approximately 150m to the west, on Palfrey Place.

Site Specific Designations

- 4.11 The entire Site is located within Flood Zone 1 which has the lowest risk of flooding. There are no trees covered by Tree Protection Orders (TPO) on the Site. The Site is located within the Manchester Air Quality Management Area (AQMA).
- 4.12 The Site is not within a Conservation Area. The Site on which the Padel Courts will be sited is located 150m to the north west of the Former Nicholls Hospital building and 150m to the east of 2 and 4 Palfrey Place, both of which are Grade II Listed buildings.
- 4.13 The Council's adopted policies map confirms that the Site falls within the Central Manchester Area.

5.0 APPLICATION PROPOSALS

Description of Development

5.1 The description of the Proposed Development is:

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

Proposed Development

5.2 The Application seeks planning permission for six Padel Courts, each with a footprint of 10m x 20m with an associated canopy, as well as floodlighting and hardstanding. The Padel Courts will be located on a grassed / scrubland area adjacent to the existing football pitches. A new tarmac walkway will be formed to provide access to the Padel Courts from the existing walkway.

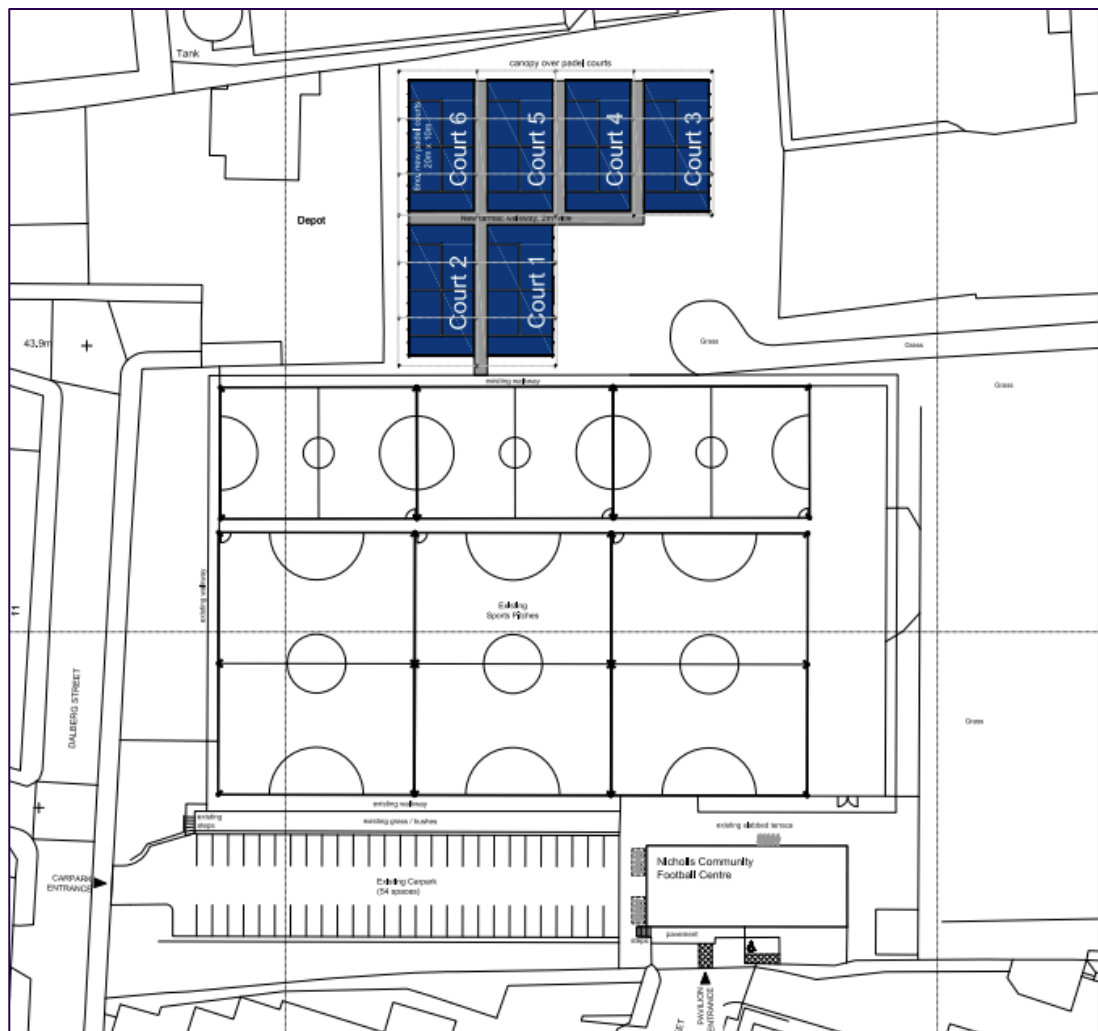


Figure 2: Proposed Site Layout (Source: Bonar Associates)

- 5.3 Each Padel Court will be enclosed by a mesh metal galvanised steel profile and 12mm thick tempered glass. The canopy which will cover the Padel Courts will be made of translucent opal fabric cladding fixed to a steel structure given the courts a maximum height of 8.55m. 200w LED floodlights will provide the lighting for the Padel Courts.
- 5.4 The introduction of the proposed Padel Courts will result in the loss of four existing trees, but no existing TPOs will be removed as a result of the Proposed Development. 12 replacement trees are proposed, of a variety of species, together with further landscaping enhancements including wildflower meadow planting and areas of native scrub.
- 5.5 The existing football pitches are available for use between the hours of 10:00am and 11:00pm seven days a week, controlled by Condition 3 of the operative planning permission (134165/FO/2022). The Applicant proposes that the Padel Courts will be made available for use during the same time.

Highways and Parking

- 5.6 No additional vehicle or cycle parking is proposed, with the Applicant able to operate its facilities making use of the existing car and cycle parking provision on site, together with the use of an area of existing car parking at the neighbouring Manchester College.
- 5.7 Vehicular and pedestrian access will continue to be taken from Dalberg Street, and pedestrian access will also continue to be provided from Ford Street via the clubhouse.

6.0 PLANNING POLICY FRAMEWORK

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The Council's adopted Development Plan comprises the Manchester Core Strategy (2012) in addition to extant policies from the Unitary Development Plan (1995). Additional documents which can be classified as material considerations to the determination of the Proposed Development include the Government's overarching National Planning Policy Framework (NPPF) (2023) and Supplementary Planning Documents (SPD) or evidence based studies produced by the Council.
- 6.3 The Environment Act 2021 mandates the requirements for new development in England to deliver a minimum of 10% Biodiversity Net Gain (BNG), however, the Biodiversity Gain Requirements (Exemptions) Regulations 2024 allows for a temporary exemption for small site developments until 2nd April 2024.
- 6.4 The Council is in the process of developing a new Local Plan. A Regulation 18 consultation on the draft Local Plan was undertaken between 7th February and 1st May 2020. Further consultation was scheduled for 2023 but has yet to take place. As the new Local Plan is still at the early stage of plan making process, it is not considered to be a material consideration in the determination of this application.

The NPPF

- 6.5 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Its primary objective is to increase the delivery of sustainable growth and development. **Paragraph 10** of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the NPPF is a "*presumption in favour of sustainable development*" in terms of plan-making and decision-taking.
- 6.6 **Paragraph 96** sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, for example through the provision of sports facilities. **Paragraph 102** states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- 6.7 **Paragraph 108** states that transport issues should be considered from the earliest stages of plan making and development proposals, so that the potential impacts of development on transport networks can be addressed, and that opportunities to promote walking, cycling and public transport use are identified and pursued. **Paragraph 115** states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. **Paragraph 116** states that applications for development should give priority first to pedestrian and cycle movements, and create places that are safe, secure and attractive.
- 6.8 **Paragraph 123** promotes an 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. **Paragraph 124** states planning decisions should "*b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation ...*"
- 6.9 **Paragraph 131** confirms that good design is fundamental to what the planning and development process should achieve. It is a key aspect of sustainable development to which the Government attaches

great importance and considers design indivisible from good planning as it contributes positively to making places better for people.

- 6.10 **Paragraph 135** states that local planning authorities should aim to ensure developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Proposals should optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and well-being.
 - 6.11 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. **Paragraph 173** states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere, and where appropriate, applications should be supported by a site-specific flood risk assessment. **Paragraph 173** states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
 - 6.12 **Paragraph 180** states the planning policies and decisions should contribute to and enhance the nature and local environment by minimising impacts on and providing net gains for biodiversity. **Paragraph 186** states that planning permission should be refused if significant harm to biodiversity from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.
 - 6.13 **Paragraph 189** requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
 - 6.14 **Paragraph 191** states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so, developments should mitigate and reduce to minimum potential adverse impacts resulting from noise from new development.
 - 6.15 **Paragraph 192** states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigates impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.
- Manchester Core Strategy (2012)
- 6.16 **Core Strategy Policy SP1** (Spatial Principles) sets out the core development principles for the city, including creating well designed places and making a positive contribution to the health, safety and wellbeing of residents.
 - 6.17 **Core Strategy Policy CC5** (Transport) states that the Council will seek to ensure that development includes adequate parking provision for cars and bicycles.
 - 6.18 **Core Strategy Policy T1** (Sustainable Transport) states that the Council will seek to deliver a sustainable, high quality, integrated transport system to encourage modal shift by supporting proposals that improve access to transport services and facilities and facilitate modes of transport that reduce carbon emissions. **Core Strategy Policy T2** (Accessible areas of opportunity and need) focuses on the accessibility of areas for both needs and opportunities, requiring new development to be easily accessible by walking, cycling and public transport.

- 6.19 **Core Strategy Policy EN9** (Green Infrastructure) sets out that the provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, including to mitigate the loss of any green infrastructure as a result of development, will be a key feature of Manchester's green infrastructure. New tree planting will also be supported.
- 6.20 **Core Strategy Policy EN10** (Safeguarding Open Space, Sport and Recreation Facilities) states that the Council will support proposals which improve the quality and quantity of sport and recreation in the local area. **Core Strategy Policy EN12** (Area priorities for Open Space, Sport and Recreation) states that, within the Central Manchester area, the Council will seek to improve accessibility to nearby open space and facilities as well as address deficiencies where possible.
- 6.21 **Core Strategy Policy EN14** (Flood Risk) states that development should be towards sites with little or no risk of flooding, and that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SuDS) and the appropriate use of Green Infrastructure.
- 6.22 **Core Strategy Policy EN15** (Biodiversity and Geological Conservation) sets out that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site.
- 6.23 **Core Strategy Policy EN16** (Air Quality) sets out the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, expect developers to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.
- 6.24 **Core Strategy Policy EN18** (Contaminated Land and Ground Stability) requires any proposals for development of contaminated land to be supported by a health risk assessment.
- 6.25 **Core Strategy Policy EN19** (Waste) requires all development proposals to demonstrate compliance with the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).
- 6.26 **Core Strategy Policy DM1** (Development Management) sets out that all development should have regard to various specific issues, including design, impact upon amenity, transport and access, and environmental considerations.
- Extant Unitary Development Policies (UDP) (1995)
- 6.27 **Citywide Development Control Policy 26** (Development and Noise) sets out that the Council will consider the effect of new development proposals which are likely to be generators of noise and will not permit proposals resulting in unacceptably high levels of noise in residential areas, near schools, hospitals, nursing homes and similar institutions, or near open land used frequently for recreational purposes.

7.0 PLANNING POLICY ASSESSMENT

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2 This section considers the Proposed Development against the raft of detailed land use and design policies, particularly with respect to the principle of development, design and layout and impact on surrounding amenity. Relevant environmental related planning policies in the context of ecology, land contamination, noise, lighting, flooding and sustainable drainage, trees and transport, are considered in detail within the supporting technical assessments with just a summary of the various topic areas provided in this Statement.
- 7.3 The following planning issues are relevant to the application:
- **Principle of Development**
 - Land Use & Social Value
 - **Design, Layout and Landscaping**
 - **Impact on Neighbouring Amenity**
 - Lighting
 - Noise
 - **Transport and Access**
 - Accessibility
 - Car Parking
 - Cycle Parking
 - **Environmental Impacts**
 - Air Quality
 - Biodiversity & Ecology
 - Contamination
 - Flood Risk and Sustainable Drainage
 - Trees
 - Waste Management

Principle of Development

Land Use & Social Value

- 7.4 The Proposed Development will be sited on an area of existing scrub and open land adjacent to the existing sport facilities at Powerleague Manchester Nicholls, which benefits from three existing five-a-side football pitches and three seven-a-side football pitches and a clubhouse.
- 7.5 As highlighted in Section 5 of this Statement (The Proposed Development), the existing football pitches are available for use between the hours of 10.00am and 11.00pm seven days a week, controlled by Condition 3 of the operative planning permission (134165/FO/2022). The Applicant proposes that the Padel Courts will be made available for use during the same time.
- 7.6 The Proposed Development will introduce diversified leisure and sporting facilities for the existing sports facility, replacing existing areas of unused scrub and open land which sit immediately to the north of the existing pitches. The Padel Courts will be available for use all year round, supported by new floodlighting so that they can be used in the day and evening, and supported by a canopy so that they can be used in a variety of weather conditions.

- 7.7 The proposed Padel Courts will assist with providing a varied offering of sporting facilities on an established sports facility and assist with the NPPF's aims for development to enable and support healthy lifestyles through the provision of sports facilities and the enhancement of existing sports and leisure facilities (Paragraph 96). Additionally, the proposals would meet the NPPF's aims for development to provide access to opportunities for sport and recreation, which can make an important contribution to the health and wellbeing of communities.
- 7.8 The Proposed Development will be in line with the Council's requirements for improving the quality and quantity of sports and recreational facilities in the local area (Core Strategy Policy EN10) and improving accessibility to open space and facilities in Central Manchester (Core Strategy Policy EN12).
- 7.9 The Proposed Development will also include with it Social Value benefits, which will be maximised through the introduction of six new Padel Courts for the community, assisting with contributing to providing new jobs, including local skills and employment opportunities, and social enhancements, including healthier, safer and more resilient communities. The total estimated Social Value for the first 12 months will be £348,445.
- 7.10 The Proposed Development will therefore provide enhanced and diversified sport and leisure facilities, which are wholly compatible with the use of the wider Powerleague Manchester Nicholls site, and which will provide wider benefits to the community, including Social Value benefits, enabling improved access to such facilities. The Proposed Development is therefore wholly compatible with the existing use of the wider site as a sports facility and should therefore be supported.

Conclusion – Principle of Development

- 7.11 The Proposed Development will provide enhanced and diversified sport and leisure facilities, which are wholly compatible with the use of the wider site as an established sports facility, benefiting the wider community. Additionally, the Proposed Development will introduce six new high quality Padel Courts, promoting a healthy, inclusive and safe place, promoting social interaction. The delivery of improved sports facilities on the Site should therefore be given great weight in the decision making process. The proposed new facilities would comply with the objectives of the NPPF, and the policies contained within the Manchester Core Strategy. As such, this Statement has demonstrated that the Proposed Development can be considered acceptable in principle.

Design, Layout & Landscaping

- 7.12 The Planning Application is supported by a full suite of architectural and landscape drawings, prepared by Bonar Associates and Urban Landscape Partnership respectively.
- 7.13 National and local planning policies support good design and it is a key aspect of sustainable development to which the Government attaches great importance and considers design indivisible from good planning as it contributes positively to making places better for people.
- 7.14 The Proposed Development would have a similar appearance to the existing facilities at the Site, comprising small scale sports facilities. The Padel Courts are made of materials which given them a high quality, sleek visual appearance, whilst not compromising their functionality and durability. The canopy which will cover the Padel Courts will be made of translucent opal fabric cladding fixed to a steel structure to give the courts a maximum height of 8.55m. For context, the existing facilities include 16no. 8m floodlighting posts, with a height of 8m, so the proposals only marginally increase the visual scale of the Site overall.
- 7.15 The Padel Courts would also be sited in an area of the Site, surrounding by industrial and commercial uses on three sides, with the southern side fronting the existing football pitches. By virtue of their siting,

set away from the surrounding roads, the Padel Courts and their canopies would be viewed in context with the existing leisure facilities, retaining the existing character of the Site, ensuring that it will be congruous with the surrounding environment. The Proposed Development would not appear unduly prominent or visually obtrusive when viewed from any road. Furthermore, by virtue of the large distance of the Proposed Development from the nearby Grade II Listed Buildings, and the siting of the Padel Courts, it will not adversely impact upon the setting of these Listed Buildings.

- 7.16 An extract of the proposed landscape masterplan is shown below at **Figure 3** which demonstrates the significant landscape enhancement that are proposed as part of the Proposed Development. The submitted Landscape Strategy sets out proposals which aim to maximise the opportunity for green infrastructure and biodiversity on the site through the planting of 12 new trees, wildflower lawns, areas of scrub, and biodiverse roof habitat on the ground adjacent to Dalberg Street, replacing disused cricket slips, to mitigate the loss of existing trees and vegetation, and to enhance the ecological value of the Site.
- 7.17 The design, scale, massing of the proposal, including landscaping, has been carefully thought through and scrutinised and is fully supported by the aims of national and local policy.



Figure 3: Landscape Masterplan (Source: ULP)

Impact on Neighbouring Amenity

- 7.18 National and local planning policies seek to ensure that new development is appropriate for its location, taking into account the potential sensitivity of the site or the wider area to impacts that could arise from the development. Developments should mitigate and reduce to minimum potential adverse impacts resulting from noise from new development. Development proposals for leisure, sport and play facilities must follow Sport England's Artificial Lighting Guidance, which highlights the benefits of sports lighting, including that they can result in increased use of facilities, increasing choice and flexibility of playing times for users.
- 7.19 The nearest residential properties to the Proposed Development are located at Aloysius House approximately 150m to the west, on Palfrey Place.

Lighting

- 7.20 Each Padel Court will be served by four lighting columns, providing a total of eight floodlights, each with a brightness of 200W and with a height of 6m. This is 2m lower than the floodlights serving the existing football pitches to the south. The proposed floodlights are designed to be directional, illuminating only the Padel Court which it serves, minimising any light spill, with the floodlights being dark sky compliant.
- 7.21 A Lighting Assessment has been prepared by Polaris Light and submitted in support of the application. The Lighting Assessment provides details of the proposed floodlights to be used, including light spillage from them, and demonstrates that by virtue of their height and siting, together with the screening provided by proposed canopy, that the light spillage will be minimised. The Lighting Assessment demonstrates that by virtue of their height, design and siting, set away a large distance from the neighbouring properties and roads, the proposed floodlights will not have any adverse impact on the amenities of any residential property.

Noise

- 7.22 A Noise Impact Assessment has been prepared by Hepworth Acoustics and submitted in support of the Proposed Development. This includes details of noise assessments in connection with similar Padel Court developments and therefore have measured appropriate noise levels associated with a match, and a subsequent assessment of the impact that this would have on the nearest residential dwellings assuming a worst-case scenario.
- 7.23 The Assessment concludes that the noise from the Proposed Development would not result in any unacceptable harm to residential amenity by reason of noise disturbance, and no noise mitigation measures of considered necessary.

Conclusion

- 7.24 By virtue of the large distance of nearby residential properties from the Site, and the context of the surrounding area which is built up with various commercial and industrial uses, it is considered that the Proposed Development will not result in any adverse impact on the amenities of any residential property, nor any existing commercial use. Additionally, it is proposed that the new Padel Courts are to be available for use between the hours of 10.00am and 11.00pm seven days a week, aligning with the same hours as currently permitted for the existing football pitches, such that there will be no adverse impact in terms of noise and disturbance to any nearby use.
- 7.25 As demonstrated by the Lighting Assessment and Noise Assessment, it is considered that the proposed operation of these Padel Courts would not have any material significant impact on the amenity of neighbouring uses and would accord with the relevant requirements of Core Strategy Policy DM1 as well as Citywide Development Control Policy 26.

Transport and Access

- 7.26 A Transport Assessment, Travel Plan and Car Parking Management Plan (CPMP) have been prepared by MJM and submitted in support of the planning application.

Accessibility

- 7.27 The Site is in a location which is highly accessible by public transport. Nonetheless, the Travel Plan sets out a suite of measures which aim to ensure the most sustainable modes of travel to access the Site are as attractive as possible. The Proposed Development will therefore promote sustainable transport in accordance with Core Strategy policies T1 and T2.

Car Parking

- 7.28 The Transport Assessment demonstrates that no uplift in on-site car parking is required to cater for the forecast demand. Users of the Proposed Development would use the existing car park for the parking of vehicles, which is accessed directly from Dalberg Street to the west. This provides 54 parking spaces, with a further 3 spaces available to the south of the clubhouse from Ford Street, 57 in total. From 18:00pm – 22:00pm Monday to Thursday, additional parking will be available at the neighbouring Manchester College site, which has 70 car parking spaces, accessed also via Ford Street.
- 7.29 The CPMP details how car parking at the Site will be managed to provide adequate, safe and secure parking provision for all staff and visitors.

Cycle Parking

- 7.30 The wider Powerleague Manchester Nicholls site currently benefits from cycle parking spaces for 30 bicycles, and the existing overall quantum of cycle parking will be wholly adequate to meet the demands associated with the Proposed Development.
- 7.31 As demonstrated by the Transport Assessment and CPMP, the Proposed Development will include adequate parking provision in accordance with Core Strategy Policy CC5.

Conclusion

- 7.32 The Transport Assessment confirms that the proposals will not result in a 'severe residual cumulative impact' (the test set out in NPPF) and that there are no substantive highway grounds as to why the development should not be granted planning permission. The implementation of the measures set out in the Travel Plan and CPMP will further ensure that the Proposed Development will meet the requirements of national and local planning policy.

Environmental Impacts

Air Quality

- 7.33 National and local planning policies seek development proposals to improve air quality or mitigate impacts should they be identified. The Site is located within the Manchester AQMA, where the Council in particular will seek to improve the air quality, in accordance with Core Strategy Policy EN16.
- 7.34 The proposal itself is for a sport and leisure use which will have no direct impact upon air quality.
- 7.35 In terms of transport emissions, the Proposed Development involves the creation of no new or additional motor vehicle parking spaces. The Site is in a location is highly accessible by public transport, and already benefits from the provision of 30 cycle spaces. As such, it is not anticipated that the Proposed Development will significantly increase the number of trips made by vehicle to the Site.
- 7.36 In light of above, the Proposed Development will generate very little additional traffic and will thus minimise the impact of emissions in accordance with Core Strategy Policy EN16.

Biodiversity and Ecology

- 7.37 National and local planning policies seeks development proposals to contribute to and enhance the natural and local environment by minimising impacts on and creating opportunities for biodiversity.
- 7.38 An Ecological Impact Assessment (EcIA), Biodiversity Net Gain (BNG) Assessment and a Construction Environmental Management Plan (CEMP) have been prepared by Greengage and submitted in support of this planning application.

- 7.39 The EcIA finds that existing habitats at the Site have the potential to support a range of protected and priority species, including nesting birds, foraging bats and mammals including hedgehogs and potentially foxes. The EcIA therefore outlines a range of mitigation measures to ensure that these receptors are protected during the construction and operational phases of the Proposed Development.
- 7.40 The BNG Assessment has been undertaken using the statutory metric, which confirms that, with the appropriate incorporation of landscaping features, the Proposed Development would have the potential to lead to a 7.47% gain in biodiversity units within the development footprint. The landscaping proposals aim to compensate for any habitat loss and provide an overall enhancement through increasing botanical diversity and the range of habitats.
- 7.41 It is noted that the Site is considered a 'small site' under the Environment Act 2021 and therefore is not currently subject to deliver 10% BNG. However, the 7.47% gain is considered to be compliant with Core Strategy Policy EN15 in that the Proposed Development will implement reasonable opportunities to enhance, restore and create new biodiversity.
- 7.42 The CEMP identifies potential environmental impacts as a result of construction and sets out the implementation of effective environmental management controls required to minimise the impact. This includes an environmental management framework and a detailed schedule for monitoring and review which covers the entire construction process.
- 7.43 The EcIA concludes that, following the implementation of mitigation measures set out in the EcIA, BNG Assessment and CEMP, the Proposed Development will have a positive overall impact upon biodiversity, and will comply with all relevant planning policy and legislation. The enhancements will help improve the value of the area for biodiversity and subject to the proposed mitigation measures, including the implementation of a CEMP, the EcIA does not consider that the Proposed Development will have any residual ecological effects. As such, the Proposed Development is considered to comply with the relevant national and local planning policies.

Contamination

- 7.44 National and local planning policies require any risks with regards to contaminated land to be identified and assessed.
- 7.45 A Contamination Phase 1 Desktop Assessment has been prepared by GeoEnviro Solutions and is submitted in support of the planning application. This assessment presents the findings of a Conceptual Site Model (CSM) which illustrates the spatial interaction between the potential sources and receptors on site. The Assessment concludes that, based on the CSM with respect to the environmental condition of the Site, no further action is required. However, based on the information obtained for the formation of this Assessment it is recommended that a suitable geotechnical site investigation is carried out at the Site to identify the ground conditions and provide details of their engineering properties in order to facilitate foundation design for the Proposed Development.

Flood Risk

- 7.46 National and local planning policies seek to ensure development does not increase flood risk elsewhere, with flood risk minimise and mitigated, and that any residual risk is addressed. Sustainable drainage systems (SuDS) should be implemented, and proposals should demonstrate the maintenance and long-term management of SuDS.
- 7.47 The entirety of the Site is located within Flood Zone 1, which is therefore at a low risk of flooding.
- 7.48 A Flood Risk Assessment & Sustainable Drainage Statement has been prepared by MJM and submitted with the planning application.

- 7.49 The proposed Padel Courts will be constructed with a canopy to keep the internal courts sheltered. Water from these will be channelled into an attenuation tank with capacity for 110m³. Outflow from this tank will run into the existing infrastructure at a rate of 1.04l/s This in turn links with the existing combined sewer to the south of the site on Ford Street. Positive drainage will be provided around the court structures to avoid water ponding on or near courts. This drainage will link with the existing on-site private drainage network to the west of the proposed courts and thence into the existing public sewer on Ford Street.
- 7.50 The Flood Risk Assessment & Sustainable Drainage Statement confirms that all forms of flood risk have been assessed and it has been determined that there is a low risk of flooding to the Proposed Development. Site Wide Measures are designed to ensure rainwater does not pool and instead may drain into the surface water sewer network. The development proposals are in accordance with both National and Local Policy and Guidance relating to Flood Risk and Surface Water Management. The Proposed Development is therefore in compliance with Core Strategy Policy EN14.

Trees

- 7.51 National and local planning policies seek to ensure that wherever possible, existing trees of value are retained. Where planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed.
- 7.52 There are no Tree Preservation Orders (TPO) within the site boundary. The Arboricultural Method Statement sets out that the Proposed Development will require the removal of four individual trees and provides a detailed methodology for the removal of these trees. The trees which are to be removed are categorised as C1 and C2 trees and are therefore not of high value. The Statement also details the protective measures which are to be installed immediately following the completion of the tree works.
- 7.53 To mitigate the removal of the trees, detailed landscaping proposals accompanying this application which set out areas of the Site which will include new tree planting for 12 trees, comprising a mixture of sizes. These trees will provide a diverse tree stock within the Site to mitigate for those being lost.
- 7.54 In accordance with the Core Strategy, the Proposed Development includes opportunities for new landscaping in and around the proposed Padel Courts, with adequate replacement tree planting proposed to more than adequately mitigate against the removal of trees required to facilitate the proposals. The proposals will enhance the landscape of the Site and the natural environment and should therefore be supported.

Waste Management

- 7.55 The Council's adopted Waste Storage and Collection Guidance for New Developments sets out the minimum standards which new developments are expected to adhere to in terms of storage and collection of refuse, and for recycling facilities.
- 7.56 The Proposed Development will make use of the Site's existing waste storage facilities and collection arrangements. Nonetheless, the application is supported by the completed Appendix E – Waste Management Strategy which include the full details of the existing provision.

Summary

- 7.57 The Proposed Development has been brought forward with careful regard to all planning policies that are applicable to the Site. It has balanced these planning policies alongside provision of diversified and enhanced sports facilities, as well as ecological enhancements for the Site.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 In line with national and local planning policy, the Proposed Development will improve and enhance the provision of sport and recreation facilities on the Site. It will assist with the NPPF's aims for development to enable and support healthy lifestyles through the provision of sports facilities, providing greater access to opportunities for sport and recreation, which can make an important contribution to the health and wellbeing of communities. The Proposed Development will allow the continued leisure of the Site to be supported by enhanced and diversified facilities. Additionally, the proposals will bring with them significant Social Value benefits, both in terms of employment and health.
- 8.2 In summary the Proposed Development will allow the continued leisure of the Site to be supported by enhanced facilities, through the addition of six new Padel Courts. The NPPF emphasises the need for sustainable development and leisure facilities to promote healthy lifestyles. The Proposed Development is in well-connected location and will help to maintain and enhance the existing leisure facility in line with planning policy. The Proposed Development will be set away from roads and residential properties, nestled amongst existing industrial, commercial and leisure uses, and will be entirely appropriate in its location. It will not adversely impact upon the amenities of any neighbouring residential or commercial property.
- 8.3 The Proposed Development is supported by national and local planning policies and should therefore be granted planning permission.

