

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137623/FO/2023

Date registered valid: 1 September 2023

Proposal: 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.

Address: Land Bound By Plot B And Plot F Of The Great Jackson Street Strategic Regeneration Framework, Owen Street, And Great Jackson Street, Manchester, M15 4AX

Ward(s): Deansgate Ward

Applicant: Renaker Build Ltd

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 October 2023

Standard consultations:

Printed: 4 September 2023

Expired: 25 September 2023

Neighbour notifications

Printed: 4 September 2023

Expired: 25 September 2023

Site notice

Posted: 4 September 2023

Expired: 25 September 2023

Press advert

No press advert had been published.

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The proposal concerns a cleared brownfield site, which is located between Owen Street and Great Jackson Street and between other cleared development sites and cleared land. There are no listed buildings on the site, and it is not within a conservation area.

The site is within the Great Jackson Street development area with a number of construction sites that have either been cleared ready for development or are being developed. A considerable amount of development has been constructed nearby including 4 towers at Deansgate Square (37 to 64 storeys); Crown Street Phase 1 (21 and 52 storeys); the Blade and Three60 at Crown Street Phase 2, a school and a park. Work has commenced on two residential towers at Plot F to the east. Despite this, the area still includes cleared land, light industrial uses and the Gaddum Centre. Castlefield Conservation Area is c.250m to the northwest and there are listed buildings nearby, including: the former Bridgewater Canal Company offices (Grade II); the Floodgate at Knott Mill Bridge; the Boundary Stone on Knott Mill Bridge; the Roman Catholic Church of St Wilfrid, George Street, Hulme; and the School House, Jackson Crescent, Hulme.

Description of development

Planning permission is sought to use the site as Padel Tennis courts for a temporary period of three years including the installation of 4no. 6-metre-high lighting poles 3 to 4 metre enclosures for each of the 4no. Padel courts, 1no. temporary building (standard shipping container) to be

used as storage and administration and 1no. temporary accessible WC. The Padel courts would measure 20mm x 10mm No changing facilities would be provided. Concrete would be used to provide a level surface and level access. It would be accessed from Owen Street.

Consultations & Notification Responses

Highway Services - Commented as follows:

Highways have reviewed the CMP and satisfied with the Strategy. The CMP provides details on waste management/removal, site layout, site management, staff & construction vehicle parking, loading/unloading (with the majority being within the site boundary which is acceptable to Highways), hoarding and routing strategy. The Strategy demonstrates that the construction works aim to have limited impact on the adopted highway, which is acceptable and welcomed to Highways.

It is important to note that the development site is situated in an area that is undergoing / subject to a number of construction works at adjacent sites. Therefore, we would encourage the developer and the construction team to speak regularly with the surrounding sites. I note that this is something that the applicant is also keen to pursue, which is welcomed by Highways.

Environmental Health - Recommended conditions to require the submission and agreement of a verification report for the lighting and the noise levels, the implementation of the waste management scheme, the restriction of servicing hours and to require a remediation strategy should contamination be found.

Greater Manchester Police - No comments received.

Publicity - The application was advertised in the local press as being of public, a site notice was displayed on site and letters were sent to surrounding residents - One objection has been received and is summarised as follows:

Concerns about noise levels of users on courts and those using bench areas as noise travels very easily high up in the towers from the ground level.

There is already a lot of noise pollution at weekends until 22:00 from the restaurants however these courts/this social area would be loud every day of the week until 22:00.

United Utilities - Commented as follows:

We request that the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It is our recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge.

Should planning permission be granted without the provision of the additional information set out above, we request the following condition is attached to any subsequent Decision Notice. We also request that the currently submitted drainage details are not listed as approved documents on the Decision Notice:

CONDITION:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365.
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations).
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD.
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable.
- and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Also provided advice on Sustainable Drainage Systems (SuDS), adoption and construction of drainage systems, UU property, assets and infrastructure, water pipeline, wastewater pipelines, apparatus and services.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern. Also advises that wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN 10 (Safeguarding open space, sport and recreation facilities) advises that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities.

Policy EN12 (Area priorities for Open Space, Sport and Recreation) requires the enhancement of the quality of existing areas and integrate new facilities within the character of the area within the City Centre.

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).

Policy SP1 (Spatial Principles) advises that:

- Development in all parts of the City should:
- protect and enhance the built environment.

- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents.
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

The Unitary Development Plan for the City of Manchester

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to

secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-S 5 (Flood Risk and the Water Environment) details measures to protect the quantity and quality of water bodies and manage flood risk.

Policy JP-P 6

(Health) states that to help tackle health inequality new development will be required, as far as practicable, to include support for healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice.

Policy JP-P 7 (Sport and Recreation) states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by requiring new development to support the achievement of strategic and local plan standards by providing new and/or improving existing facilities commensurate with the demand they would generate, ensuring that they meet accessibility standards and locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.

National Policy

Section 8 (Promoting healthy and safe communities)

Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and

(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

The works are temporary and would add activity to the street scene. The structures proposed would be as expected for a temporary outdoor sports facility.

Given the above the proposals are considered to be in accordance with Policies SP1, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is at Bridgewater House and Deansgate Square both of which are 35 metres from the site.

The report included noise measurements were taken at existing Padel courts with a male doubles match and then mixed male and female matches and the main noise sources were from shouting and the impact ball striking the bats/surrounds. The worst-case measurement taken was 60 dB(A) from the sample measurements taken at different heights/openness of the courts.

The predicted noise from the Padel courts is 50dB(A) at the nearest residential accommodation which is in line with criteria in Sport England Guidance for similar activities.

The conditions recommended by our Environmental Health Service would be applied to the application to ensure that the proposals are acceptable.

The applicant has also submitted measures to prevent anti-social behaviour.

The proposed uses would result in an increase in comings and goings during the evening and night and there is the potential for there to be some disturbance associated with this.

Whilst it is not possible to control such disturbance through the imposition of conditions, it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context, and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours would be limited to:

Daily 07:00 to 22:00 daily.

The site is close to Deansgate and Oxford Road train stations and Castlefield Metrolink Station and regular bus services are routed along Medlock Street and provide connection to Piccadilly Gardens. Bus stops are also located along Whitworth Street West and provide connections to Trafford.

10 x 100 litre bins would be located across the site, with separate vessels for general waste and recyclable waste.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Highway Safety and Impacts

The site is located within a prominent city centre location and benefits from excellent connectivity to regular Metrolink, rail and bus connections. It is likely, given the travel opportunities available, that many staff and visitors will travel to and from the site via sustainable modes or walk from their City Centre workplace or home.

Highways Services have confirmed that they have no objections to the proposals.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled Access

Level access would be provided throughout the site and an accessible WC would be provided.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1.

Flood risk and drainage

The site is in Flood Zone 1, the use is temporary and the proposals would maintain existing surface water runoff rates, thereby not increasing flood risk elsewhere. The site has been cleared of structures for a future redevelopment and a SUDS proposal would be brought forward when the site is fully redeveloped. The extensive cost of delivering a detailed drainage / SUDS strategy would be disproportionate to the overall development cost associated with this temporary meanwhile use and would risk the proposals not being implemented.

The existing drainage on site would be reused. The foul drainage from the single WC would connect to the existing private drainage that has been located on site. A new 100mm connection will be formed onto the existing 100mm pipe on site.

The connection to the public sewer network would be subject to formal agreement with United Utilities.

Conclusion

The 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.

An objection has been received and has been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) a) The planning permission hereby granted is for a limited period only, which shall expire on 25 November 2026.

b) The use/development for which permission is hereby granted is required to be discontinued on or before that date (25 November 2026) and all associated development shall be removed, any use of the land authorised by this permission shall be discontinued, and the land shall be reinstated/made good in accordance with a scheme previously approved within one month of the development being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan referenced PC(93)001 received by the City Council as local planning authority on 20 July 2023

The drawings referenced:

1940_100

1940_110

received by the City Council as local planning authority on 20 July 2023

1.105 PC(93)005

received by the City Council as local planning authority on 14 August 2023

P7569-FUT-ZZ-ZZ-DR-E-97-001 Rev P01

received by the City Council as local planning authority on 16 August 2023

082430-CUR-XX-XX-DR-C-92004 Rev P03

received by the City Council as local planning authority on 8 November 2023

The drawing prepared by Universal Container Services referenced 20ft Standard Container received by the City Council as local planning authority on 20 July 2023

The drawing showing the FW Drainage Run received by the City Council as local planning authority on 20 July 2023

The Design & Access Statement prepared by Renaker Build Limited and Club de Padel received by the City Council as local planning authority on 20 July 2023.

The Environmental Noise Study prepared by Fisher Acoustics dated June 2023 received by the City Council as local planning authority on 20 July 2023

The Construction Management Plan received by the City Council as local planning authority on 12 October 2023

The Operational Management Plan prepared by Club de Padel received by the City Council as local planning authority on 1 September 2023

The Crime Impact Statement prepared by Greater Manchester Police referenced 2023/0042/CIS/03 received by the City Council as local planning authority on 14 August 2023

The completed Waste Management Proforma received by the City Council as local planning authority on 20 July 2023

The External Lighting Strategy prepared by Futureserv Ltd received by the City Council as local planning authority on 20 July 2023

The emails from Deloitte dated 12 October 2023, 24 October 2023 and 8 November 2023

The email from Club de Padel dated 11 August 2023

The letter from Deloitte dated 14 July 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with the External Lighting Strategy prepared by Futureserv Ltd received by the City Council as local planning authority on 20 July 2023 and the email from Deloitte dated 12 October 2023 so as to control glare and overspill onto nearby residential properties.

b) Prior to first use of the lighting a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (a). The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester.

4) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Environmental Noise Study prepared by Fisher Acoustics dated June 2023 received by the City Council as local planning authority on 20 July 2023. This scheme shall be implemented in full before the use commences.

b) Upon completion of the development and within 1 month of the use becoming operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

5) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,

No deliveries/waste collections shall take place on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority: -

07:00 to 22:00 daily (7 days a week)

Amplified sound and/or speech or any music shall not be played on the Padel Courts and/or within any area of the site at any time.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to DM1 and EN18 of the Unitary Development Plan for the City of Manchester.

8) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the completed waste management proforma received by the City Council as local planning authority on 20 July 2023, the Operational Management Plan prepared by Club de Padel received by the City Council as local planning authority on 1 September 2023 and the email from Deloitte dated 12 October 2023 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

9) All site preparation and construction works shall be carried out fully in accordance with the Construction Management Plan received by the City Council as local planning authority on 12 October 2023. This document shall be adhered to throughout the construction period.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

10) No part of the development shall be occupied until the secure internal space and facilities for the parking of a minimum of 11 bicycles have been provided within the site. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

11) The development hereby approved shall include for full disabled access to be provided to all areas of the development via the entrance to the site.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and CC10.

12) The development shall be carried out in accordance with the Crime Impact Statement prepared by Greater Manchester Police referenced 2023/0042/CIS/03 received by the City Council as local planning authority on 14 August 2023. The development shall only be carried out and used in accordance with these approved details for the duration of the use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

13) The use hereby approved shall be managed in accordance with the Operational Management Plan prepared by Club de Padel received by the City Council as local planning authority on 1 September 2023 and the email from Deloitte dated 24 October 2023 for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

Informatives

- 1) The permission hereby granted does not grant or imply grant of planning permission or advertising consent for signage to be installed on the hoardings hereby approved. These signs require separate consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat D1702, 371 Deansgate, Manchester, M15 4UQ
Flat D3701, 371 Deansgate, Manchester, M15 4US
Flat D2305, 371 Deansgate, Manchester, M15 4UR
Flat D2704, 371 Deansgate, Manchester, M15 4UR
Flat D1505, 371 Deansgate, Manchester, M15 4UQ
Flat D2402, 371 Deansgate, Manchester, M15 4UR
Flat D103, 371 Deansgate, Manchester, M15 4UP
Flat D2001, 371 Deansgate, Manchester, M15 4UR
Flat D3205, 371 Deansgate, Manchester, M15 4US
Flat D1801, 371 Deansgate, Manchester, M15 4UQ
Flat D4103, 371 Deansgate, Manchester, M15 4UT
Flat D208, 371 Deansgate, Manchester, M15 4UP
Flat D2306, 371 Deansgate, Manchester, M15 4UR
Flat D2005, 371 Deansgate, Manchester, M15 4UR
Flat D402, 371 Deansgate, Manchester, M15 4UP
Flat D3801, 371 Deansgate, Manchester, M15 4US
Flat D2004, 371 Deansgate, Manchester, M15 4UR
Flat D807, 371 Deansgate, Manchester, M15 4UP
Flat D808, 371 Deansgate, Manchester, M15 4UP
Flat D303, 371 Deansgate, Manchester, M15 4UP
Flat D1110, 371 Deansgate, Manchester, M15 4UQ
Flat D1008, 371 Deansgate, Manchester, M15 4UQ
Flat D301, 371 Deansgate, Manchester, M15 4UP
Flat D2507, 371 Deansgate, Manchester, M15 4UR
Flat D1402, 371 Deansgate, Manchester, M15 4UQ
Flat D2508, 371 Deansgate, Manchester, M15 4UR
Flat D2301, 371 Deansgate, Manchester, M15 4UR
Flat D3606, 371 Deansgate, Manchester, M15 4US
Flat D3901, 371 Deansgate, Manchester, M15 4US
Flat D3002, 371 Deansgate, Manchester, M15 4US
Flat D2804, 371 Deansgate, Manchester, M15 4UR
Flat D3006, 371 Deansgate, Manchester, M15 4US
Flat D1301, 371 Deansgate, Manchester, M15 4UQ
Flat D2908, 371 Deansgate, Manchester, M15 4UR
Flat D3903, 371 Deansgate, Manchester, M15 4US
Flat D1101, 371 Deansgate, Manchester, M15 4UQ
Flat D2604, 371 Deansgate, Manchester, M15 4UR
Flat D902, 371 Deansgate, Manchester, M15 4UP
Flat D1202, 371 Deansgate, Manchester, M15 4UQ
Flat D602, 371 Deansgate, Manchester, M15 4UP
Flat D707, 371 Deansgate, Manchester, M15 4UP
Flat D1607, 371 Deansgate, Manchester, M15 4UQ
Flat D1904, 371 Deansgate, Manchester, M15 4UQ
Flat D2807, 371 Deansgate, Manchester, M15 4UR
Flat D3403, 371 Deansgate, Manchester, M15 4US
Flat D2203, 371 Deansgate, Manchester, M15 4UR
Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
Flat D2703, 371 Deansgate, Manchester, M15 4UR

Flat D4102, 371 Deansgate, Manchester, M15 4UT
Flat D1407, 371 Deansgate, Manchester, M15 4UQ
Flat D2406, 371 Deansgate, Manchester, M15 4UR
Flat D1708, 371 Deansgate, Manchester, M15 4UQ
Flat D2108, 371 Deansgate, Manchester, M15 4UR
Flat D1501, 371 Deansgate, Manchester, M15 4UQ
Flat D308, 371 Deansgate, Manchester, M15 4UP
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Flat D2302, 371 Deansgate, Manchester, M15 4UR
Flat D1304, 371 Deansgate, Manchester, M15 4UQ
Flat D3005, 371 Deansgate, Manchester, M15 4US
Flat D3603, 371 Deansgate, Manchester, M15 4US
Flat D008, 371 Deansgate, Manchester, M15 4UP
Flat D205, 371 Deansgate, Manchester, M15 4UP
Flat D606, 371 Deansgate, Manchester, M15 4UP
Flat D404, 371 Deansgate, Manchester, M15 4UP
Flat D307, 371 Deansgate, Manchester, M15 4UP
Flat D403, 371 Deansgate, Manchester, M15 4UP
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Flat D3804, 371 Deansgate, Manchester, M15 4US
Flat D406, 371 Deansgate, Manchester, M15 4UP
Flat D4401, 371 Deansgate, Manchester, M15 4UT
Flat D4201, 371 Deansgate, Manchester, M15 4UT
Flat D1208, 371 Deansgate, Manchester, M15 4UQ
Flat D1604, 371 Deansgate, Manchester, M15 4UQ
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Flat D2303, 371 Deansgate, Manchester, M15 4UR
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Flat D1205, 371 Deansgate, Manchester, M15 4UQ
Flat D3902, 371 Deansgate, Manchester, M15 4US
Flat D3302, 371 Deansgate, Manchester, M15 4US
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Flat D1003, 371 Deansgate, Manchester, M15 4UQ
Flat D3905, 371 Deansgate, Manchester, M15 4US
Flat D804, 371 Deansgate, Manchester, M15 4UP
3 Owen Street, Manchester, M15 4YB
Flat D3307, 371 Deansgate, Manchester, M15 4US
Flat D2906, 371 Deansgate, Manchester, M15 4UR
Unit 2, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Nick Brown (photography) Ltd, Great Jackson Street, Manchester, M15 4AX
Flat D705, 371 Deansgate, Manchester, M15 4UP
Flat D1907, 371 Deansgate, Manchester, M15 4UQ
Flat D1404, 371 Deansgate, Manchester, M15 4UQ
Flat D2706, 371 Deansgate, Manchester, M15 4UR
Flat D2408, 371 Deansgate, Manchester, M15 4UR
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Flat D505, 371 Deansgate, Manchester, M15 4UP
Flat D603, 371 Deansgate, Manchester, M15 4UP
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Flat D1806, 371 Deansgate, Manchester, M15 4UQ
Flat D905, 371 Deansgate, Manchester, M15 4UP
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Flat D2403, 371 Deansgate, Manchester, M15 4UR
Flat D2608, 371 Deansgate, Manchester, M15 4UR
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Flat D302, 371 Deansgate, Manchester, M15 4UP
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Flat D708, 371 Deansgate, Manchester, M15 4UP
Flat D608, 371 Deansgate, Manchester, M15 4UP
Flat D1905, 371 Deansgate, Manchester, M15 4UQ
5 Owen Street, Manchester, M15 4YB
Flat D3207, 371 Deansgate, Manchester, M15 4US
RCP Car Park, Great Jackson Street, Manchester, M15 4NP
Unit 1, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Flat D3201, 371 Deansgate, Manchester, M15 4US
Flat D2202, 371 Deansgate, Manchester, M15 4UR
Flat D1410, 371 Deansgate, Manchester, M15 4UQ
Flat D006, 371 Deansgate, Manchester, M15 4UP
Flat D2304, 371 Deansgate, Manchester, M15 4UR
Flat D1703, 371 Deansgate, Manchester, M15 4UQ
Flat D1206, 371 Deansgate, Manchester, M15 4UQ
Flat D1302, 371 Deansgate, Manchester, M15 4UQ
Flat D207, 371 Deansgate, Manchester, M15 4UP
Flat D203, 371 Deansgate, Manchester, M15 4UP
Flat D003, 371 Deansgate, Manchester, M15 4UP
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Flat D2907, 371 Deansgate, Manchester, M15 4UR
Flat D3507, 371 Deansgate, Manchester, M15 4US
Flat D3001, 371 Deansgate, Manchester, M15 4US
Flat D108, 371 Deansgate, Manchester, M15 4UP
Flat D1408, 371 Deansgate, Manchester, M15 4UQ
Flat D607, 371 Deansgate, Manchester, M15 4UP
Flat D1002, 371 Deansgate, Manchester, M15 4UQ
Flat D502, 371 Deansgate, Manchester, M15 4UP
Flat D1305, 371 Deansgate, Manchester, M15 4UQ
Flat D1209, 371 Deansgate, Manchester, M15 4UQ
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Flat D3906, 371 Deansgate, Manchester, M15 4US
Flat D1507, 371 Deansgate, Manchester, M15 4UQ
Flat D2806, 371 Deansgate, Manchester, M15 4UR
Flat D910, 371 Deansgate, Manchester, M15 4UP
Flat D4202, 371 Deansgate, Manchester, M15 4UT
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Flat D802, 371 Deansgate, Manchester, M15 4UP
Flat D702, 371 Deansgate, Manchester, M15 4UP
Flat D407, 371 Deansgate, Manchester, M15 4UP
Flat D1007, 371 Deansgate, Manchester, M15 4UQ
Flat D806, 371 Deansgate, Manchester, M15 4UP
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Flat D4002, 371 Deansgate, Manchester, M15 4UT
Flat D1403, 371 Deansgate, Manchester, M15 4UQ
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Flat D3306, 371 Deansgate, Manchester, M15 4US
Flat D4105, 371 Deansgate, Manchester, M15 4UT
Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Flat D1803, 371 Deansgate, Manchester, M15 4UQ
Flat D3004, 371 Deansgate, Manchester, M15 4US
Flat D1603, 371 Deansgate, Manchester, M15 4UQ
Flat D1902, 371 Deansgate, Manchester, M15 4UQ
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Flat D501, 371 Deansgate, Manchester, M15 4UP
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Flat D1004, 371 Deansgate, Manchester, M15 4UQ
Flat D1210, 371 Deansgate, Manchester, M15 4UQ
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Flat D104, 371 Deansgate, Manchester, M15 4UP
Flat D206, 371 Deansgate, Manchester, M15 4UP
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Flat D704, 371 Deansgate, Manchester, M15 4UP
Flat D405, 371 Deansgate, Manchester, M15 4UP
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Flat D3301, 371 Deansgate, Manchester, M15 4US
Flat D2404, 371 Deansgate, Manchester, M15 4UR
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Flat D1201, 371 Deansgate, Manchester, M15 4UQ
Flat D1802, 371 Deansgate, Manchester, M15 4UQ
Flat D1204, 371 Deansgate, Manchester, M15 4UQ
Flat D904, 371 Deansgate, Manchester, M15 4UP
Flat D3503, 371 Deansgate, Manchester, M15 4US
Flat D3408, 371 Deansgate, Manchester, M15 4US

Flat D3303, 371 Deansgate, Manchester, M15 4US
First Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
Unit 3, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Flat D304, 371 Deansgate, Manchester, M15 4UP
Flat D1804, 371 Deansgate, Manchester, M15 4UQ
1 Owen Street, Manchester, M15 4YB
Flat D1306, 371 Deansgate, Manchester, M15 4UQ
Flat D306, 371 Deansgate, Manchester, M15 4UP
Flat D1308, 371 Deansgate, Manchester, M15 4UQ
Flat D3003, 371 Deansgate, Manchester, M15 4US
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Flat D2903, 371 Deansgate, Manchester, M15 4UR
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Flat D3106, 371 Deansgate, Manchester, M15 4US
Flat D1203, 371 Deansgate, Manchester, M15 4UQ
Flat D703, 371 Deansgate, Manchester, M15 4UP
Flat D107, 371 Deansgate, Manchester, M15 4UP
Flat D1103, 371 Deansgate, Manchester, M15 4UQ
Flat D901, 371 Deansgate, Manchester, M15 4UP
Flat D706, 371 Deansgate, Manchester, M15 4UP
Flat D504, 371 Deansgate, Manchester, M15 4UP
Flat D4006, 371 Deansgate, Manchester, M15 4UT
Flat D3102, 371 Deansgate, Manchester, M15 4US
Flat D2407, 371 Deansgate, Manchester, M15 4UR
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Flat D3401, 371 Deansgate, Manchester, M15 4US
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Flat D2307, 371 Deansgate, Manchester, M15 4UR
Flat D4005, 371 Deansgate, Manchester, M15 4UT
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Flat D1704, 371 Deansgate, Manchester, M15 4UQ
Flat D3601, 371 Deansgate, Manchester, M15 4US
Flat D2503, 371 Deansgate, Manchester, M15 4UR
Flat D1107, 371 Deansgate, Manchester, M15 4UQ
Flat D906, 371 Deansgate, Manchester, M15 4UP
Flat D1010, 371 Deansgate, Manchester, M15 4UQ
Flat D3707, 371 Deansgate, Manchester, M15 4US
Flat D2501, 371 Deansgate, Manchester, M15 4UR

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL

