

14 July 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Lucy Harrison

Dear Lucy

Club de Padel – Phase 3 Great Jackson Street, Manchester M15 4AX – Application for Temporary Full Planning Permission

Please find enclosed an application (“this Application”) for Temporary Full Planning Permission for the erection of a temporary building to house four padel tennis courts and a temporary one-storey ancillary administrative/storage building, including associated lighting, landscaping and infrastructure (“the Proposed Development”).

The Applicant is Renaker Build Ltd (“the Applicant”).

Description of Development

The proposed Description of Development is:

“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.”

The Site

The Site, spanning 1,550 sq. m., is located within the Great Jackson Street Development Framework 2018 (“the Framework”). It is bound by a surface level carpark to the north, Owen Street to the east, Plot F of the Framework – current under construction and subject to planning permission reference: 132199/FO/2021 to the south, and Great Jackson Street to the west. Please refer to Site Location Plan enclosed in this Application (Plan Ref: PC(93)001).

Background

The Site forms part of Plot E of the Framework; the Framework was originally endorsed in 2007 and was updated in both 2015 and 2018.

Most recently, the Framework was updated to reflect the potential for further growth in this part of Manchester City Centre. Following public consultation organised by Manchester City Council, the Framework was endorsed by the Executive Committee in January 2018 and now forms a material consideration in the determination of any planning application within its boundary.

Existing uses within the Framework area include residential uses alongside supporting commercial and community uses. A school is currently being delivered as a part of Crown Street Phase 2 (planning permission reference: 126668/FO/2020), which is set to open in September 2024. Several of the development plots within the Framework have been progressed, which include:

1. Deansgate Square with planning permission reference: 111719/FO/2016/C1 (completed late-2020) – delivering 1,508 apartments of a mix of 1, 2 and 3 bedrooms across four towers of 62, 50, 44 and 37 storeys (plus a four-storey amenity building). Ground floor retail and leisure units are also provided.
2. Crown Street Phase 1 comprising Elizabeth Tower and Victoria Residence (Ref: 119806/FO/2018) –comprising 664 homes with a mix of 1, 2 and 3-bedroom apartments, as well as townhouses and duplex apartments, together with residents’ amenity space, commercial units including a GP surgery (completed early-2022).
3. Crown Street Phase 2 comprising the Blade and three60. (Ref: 126668/FO/2020) – comprising 855 homes including a public underground car park, primary school and a 0.5ha public park (currently in construction).
4. Plot F of the Framework (Ref: 132199/FO/2021) – comprising 2no. 51-storey residential towers, construction has not commenced on-site (planning permission).
5. Plot G of the Framework (Ref: 129273/FO/2021) – comprising 2no. 56-storey residential towers comprising 1,037 homes and a ground floor commercial unit, construction has not commenced on-site (planning permission).

The Applicant has recently submitted two planning applications in relation to Plot D and Plots C/E of the Framework (Ref:137227/FO/2023 and 137226/FO/2023) to seek approval for the construction of two residential-led schemes. This Application is proposed to allow meanwhile uses of the Site before the construction of Plot C/E of the Framework (Ref: 137226/FO/2023) commences. The Proposed Development is a meanwhile use that will bring the Site into active use and forms a key part of Renaker’s on-going place-creation strategy for the wider masterplan. In this respect, the proposed meanwhile use is aligned with the anticipated phased delivery of Crown Street Phase 3 thereby making best use of the Site in the interim period.

Pre-application Consultation

The project team has engaged with the Local Planning Authority (LPA) during the preparation of this application.

On 13 June 2023 a virtual meeting took place with Lucy Harrison, Manchester City Council Planning Officer. The project team provided an overview of the detailed design of the Padel courts, including the

rationale behind introducing padel tennis into Manchester City Centre. The Planning Officer supported the principle of delivering a temporary recreation facility in this location. It was noted the introduction of padel courts as a meanwhile use before construction of the Proposed Development for that plot of Crown Street Phase 3 (Planning Portal reference: 137226/FO/2023) commences is substantively more beneficial than keeping it as surface level carpark. Planning considerations relating to potential impacts of the Development on local amenity and boundary treatments were discussed and are addressed by this planning application.

Proposed Development

This Application is submitted for the erection of four padel tennis courts (Class F2(c)) and a one-storey ancillary administrative/storage building (sui generis). Planning permission is sought for a temporary basis of three years.

The delivery of the Proposed Development will provide better utilisation of the Site, as currently disused, whilst providing a wider array of amenities for local residents as the courts will be accessible and bookable by all members of the public.

In the context of the emerging development across the Framework and the creation of new communities in the City Centre, the Applicant is committed to delivering a programme of meanwhile uses and an array of events to underpin the creation of a vibrant destination for residents of Manchester and visitors from further afield. The Proposed Development therefore presents the opportunity to build on the success of the Applicant's meanwhile use strategy that has been implemented successfully at Deansgate Square, by extending active uses across the Framework area that will increase footfall, enhance security, and strengthen local identity.

Hard landscaping is proposed as part of the Proposed Development to ensure the surface is level and contributes to a high-quality playing experience. Since there is no vegetation on the Site, artificial turf will be laid between padel tennis courts and around the court areas to minimise the impact of the concrete levelling works, and also to provide a safe and easily maintained surface for the padel tennis courts users throughout all seasons. The Proposed Development also includes soft landscaping in the form of planters, which serve to increase on-site biodiversity.

Details on the form and materiality of the Proposed Development can be found in the Design and Access Statement prepared by Renaker Build Ltd submitted alongside this Application.

Planning Policy Framework

The key Development Plan documents relevant to the proposals are:

- The 2012 Manchester Core Strategy
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP)
- The National Planning Policy Framework (NPPF)
- Supplementary Planning Documents (SPDs)
- Planning Practice Guidance (PPG)
- The Great Jackson Street Development Framework (2018) ('the Framework')

Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012)	EN11 – Quantity of Open Space, Sport and Recreation EN12 – Area Priorities for Open Space, Sport and Recreation DM1 – Development Management CC10 – A Place for Everyone EN1 – Design Principles and Strategic Character Areas T1 – Sustainable Transport T2 – Accessible Areas of Opportunity and Need
The Great Jackson Street Development Framework (2018) (“the Framework”)	
National Planning Policy Framework	

Planning Policy Assessment

Principle of Use

The Framework promotes the provision of ground floor active uses along key routes and public open space, to increase activity and footfall and deliver community and social infrastructure to support new and existing residents.

Core Strategy Policy CC10 – A Place for Everyone outlines *“The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity”*. The Proposed Development will deliver a new recreational use within the Framework area which will promote a diversity of activity that is inclusive and accessible to existing and future residents of Manchester, and visitors from further afield.

Core Strategy Policy EN11 – Quantity of Open Space, Sport and Recreation outlines *“The Council will seek the provision of new open space, sport and recreation facilities, in particular where significant levels of development are proposed including within the Strategic Housing Location”*. The Proposed Development is a sports and recreation facility and is located within the Framework area – where thousands of new homes are being delivered. Within this context, the Proposed Development provides valuable meanwhile use that will bring added vibrancy of the Framework area and promote healthy and active lifestyles, in which all members of the community can participate.

Design

Core Strategy Policy EN1 – Design Principles and Strategic Character Areas stresses that *“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance:*

- *Character: a place with its own identity;*
- *Continuity and enclosure: a place where public and private places are clearly distinguished;*
- *Quality of the public realm: a place with attractive, and successful outdoor areas;*
- *Ease of movement: a place that is easy to get to and move through;*
- *Legibility: a place that has a clear image and is easy to understand;*
- *Adaptability: a place that can change easily; and,*
- *Diversity: a place with variety and choice.”*

Policy EN1 – Design Principles and Strategic Character Areas emphasises the importance of high-quality public realm and the creation of attractive, successful outdoor areas. The Proposed Development contributes to active ground floor use within the public realm of the Framework area, and the Applicant has put in every effort in ensuring the Proposed Development will be of high quality.

The Proposed Development aims to maximise the Framework residents’ and members of the public amenity offerings in this area , contributing to one of the overarching objectives of the Framework in maintaining high quality to signify the importance of the Framework area, created for residents to experience and enjoy.

In direct response to pre-application discussions held with Planning Officers, the boundary treatment of the proposals has been designed to increase visual permeability around the perimeter of the Site. The boundary treatment will also be visually animated through high-quality signage and wayfinding, which will add colour and vibrancy to this part of the masterplan. Furthermore, the entrance to the Site has been designed to be both visually permeable and open, enabling members of the public to enter, view and participate in the recreational facilities provided.

Further details of the design and materiality of the Proposed Development, please refer to the Design and Access Statement prepared by Renaker Build Ltd submitted in support of this Application.

Parking

Core Strategy Policy T1 – Sustainable Transport emphasises the development of active travel mode alternative to cars.

The Proposed Development does not include carparking space hence it does not have an effect on encouraging people to drive to the Proposed Development. There will be 11no. of cycle stands available on-site to encourage active travel. It is anticipated that the majority of users of the Proposed Development to be local residents within the Framework area, or within the wider Manchester City Centre, both of which are within easy walking / cycling distance from the Proposed Development.

The Framework area, where the Proposed Development is situated at, is in a sustainable and accessible location to the south of the City Centre. The Site is located close to transport hubs including the Deansgate/Castlefield tram stop and Deansgate Train Station. There are also a number of bus services that run along Chester Road and Oxford Road with many services linking Manchester City Centre, the Oxford Road Corridor, and South Manchester. For further detail, please refer to the Design and Access Statement prepared by Renaker Build Ltd and submitted as part of this Application.

As such, the Proposed Development is in line with Policy T1.

Amenity Considerations (Lighting, Noise and Waste Management)

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development.

The Applicant has commissioned an acoustic assessment, prepared by Fisher Acoustics and submitted as part of this Application, in order to show that the noise impact of the Proposed Development to the neighbouring receptors will be kept to a minimum. It is concluded that the potential noise level at the closest noise sensitive receptors comply with guidance published by Sports England for activities of a similar nature. It is considered that residential amenity would be maintained given the expected levels of noise propagation from the Proposed Development.

In terms of lighting, as the Proposed Development includes the use of LED lights of 6-metre tall, the application is supported by a Lighting Strategy, which evaluates the lighting impact to the neighbouring area and residents. It is concluded that to the lighting will minimise light spill beyond the Site and also limit unwanted upward light in adherence to guidance provided by the Institute of Lighting Professions. Lighting distribution will be uniform and focused across the court surface, ensuring that the Site is not over-illuminated. For lighting control, manual control will be provided to allow individuals to switch on/off the lights of each padel tennis court, further reducing light spill and energy use.

A management strategy is also prepared by the Applicant and submitted as part of this Application, to ensure that the overall operation of the Proposed Development will be professionally managed and impact to the neighbouring area will be kept to a minimum.

To further minimise impact to the local environment, the Applicant has reviewed and provided a refuse solution (included within the Design and Access Statement submitted as part of this Application). It is concluded that appropriate provision of refuse facility and refuse collection arrangement will be in place to serve the Proposed Development.

Summary

The Proposed Development has been fully considered against the relevant policies of the Development Plan and found to be address the requirements of the Development Plan as a whole, as well as relevant material considerations.

Application Submission

In addition to the Drawings and this Covering Letter, the following documentation is submitted in support of this planning application:

- Application Form prepared by Deloitte;

- Design and Access Statement prepared by Renaker Build Ltd;
- Drawings prepared by Renaker Build Ltd:
 - Site Location Plan (Ref: PC(93)001)
 - Site Ownership Plan (Ref: PC(93)002)
 - Sewer Connection Plan
- Drawings prepared by Club de Padel:
 - Technical Drawing – Container
 - Proposed Site Plan (Ref: 1940_100)
 - Proposed Elevations (Ref: 1940_110)
- Management Strategy prepared by Club de Padel;
- Lighting Assessment prepared by Futureserv;
- Waste Management Strategy prepared by Renaker Build Ltd (within Design and Access Statement); and
- Noise Assessment prepared by Fisher Acoustics Ltd.

The Application has the Planning Portal reference: PP-12227040 and the application fee of £9,702 has been paid online via Planning Portal.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleagues Danielle Nevin (dnevin@deloitte.co.uk / +44 161 455 8360) or Matthew Lam (mlam@deloitte.co.uk / +44 161 455 8448).

Yours sincerely



For Deloitte LLP

Encl.