

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

One Chapel Place
London
W1G 0BG
T: 020 7518 3200
F: 020 7408 9238

23rd June 2022

Dear Sir / Madam

POWERLEAGUE – NICHOLLS COMMUNITY FOOTBALL CENTRE, FORD STREET, ARDWICK, MANCHESTER, M12 6BA

PLANNING APPLICATION FOR NEW FENCING AND FLOODLIGHTS

I have pleasure in enclosing a planning application on behalf of our client, Powerleague Fives Group ("the Applicant"), in connection with the use of the football centre and leisure facility at Powerleague, Nicholls Community Football Centre, Ford Street, Ardwick, Manchester, M12 6BA ("the Site").

The application seeks the following ("the Proposed Development"):

"The subdivision of the 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."

The Site comprises an artificial 11-a-side playing surface, measuring 0.95 hectares (ha), and is surrounded by fencing and floodlights, together with a single storey building comprising ancillary changing rooms, stores and offices. It also has a parking area accessed from Dalberg Street to the west, and a separate pedestrian entrance through the building from Ford Street to the south, together with a few additional parking spaces.

The Applicant is seeking planning permission to subdivide the existing pitch in order to create six smaller pitches - three x 5-a-side and three x 7-a-side, with associated new fencing (which will have a maximum height of 5 metres), and 16 floodlights (which will have a height of 8 metres). The proposed hours of use are Monday to Sunday 10am-11pm.

The Site currently operated by The Manchester College ("the College") and in addition to use by students lets the pitch commercially to non-college members in the evenings and weekends. The Applicant will take a lease from the College in order to operate here and will continue to allow use of the pitches by the College as and when required. Powerleague will simply continue to the commercial use of the Site, which is currently run by the College. The Site will therefore continue to be in dual education and commercial leisure use (Use Classes F1(a) and F1(c)).

In terms of travel, the Site has just under 60 car parking spaces, providing sufficient parking for users of the site, and no additional parking is proposed. Additionally, the Site is located only a short walking distance from Ardwick train station to the northeast. The Applicant e is also proposing to introduce 10 new Sheffield cycle parking stands, providing for 20 cycle parking spaces to help to promote sustainable methods of travel, the location of which are shown on the accompanying proposed Site Plan.

In terms of the proposed floodlighting, a report has been prepared by SJB Floodlighting Ltd and submitted with this application. It is considered that the proposed floodlights, or fencing, would not have any adverse impacts upon the amenity of the surrounding area which is comprises predominantly commercial uses.

To accompany this submission, please find enclosed the following documentation:

- **Application Form** prepared by Carter Jonas;
- **Cover Letter** prepared by Carter Jonas (this letter); and
- **Floodlighting Report** prepared by SJB Floodlighting Ltd.

In addition, please find enclosed the following drawings prepared by Bonar Associates:

- 00c – Location Plan
- 01c – Aerial View as Existing
- 02c – Site Plan as Existing
- 03c – Aerial View as Proposed
- 04d – Site Plan as Proposed
- 10 – 5-a-side Pitch – Plan
- 11 – 5-a-side Pitch – Elevations
- 12 – 7-a-side Pitch – Plan
- 13 – 7-a-side Pitch – Elevations
- 15 – Cycle Stand Detail

In summary the proposals will allow and enhance the continued education and leisure of the Site. The proposals are supported by the NPPF which 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.

Payment, in the sum of £2,028 (plus the Planning Portal fee of £32.20 – total £2,060.20) to cover the cost of the application fee has been paid via the Planning Portal.

We trust that the above is clear and we look forward to receiving notification that the application has been registered in due course. Should you have any queries in relation to any of the attached information, please do not hesitate to contact me, or my colleague Christopher Cooper (christopher.cooper@carterjonas.co.uk).

Yours faithfully



Ralph Elliott
Graduate Planner
For and on behalf of Carter Jonas LLP

E: ralph.elliott@carterjonas.co.uk
M: 07585902782