

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Khalid Aldarragi
Apex Padel Clubs Ltd and LSZ Investment
Ltd
Unit 9
Vaughan Street Industrial Estate
Manchester
M12 5BT

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 9 (opening hours) attached to Planning Permission 141847/FO/2025 to allow 24 hour operation

Location: Unit 9, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT

Date of application: 5 March 2026

Application number: 145276/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and proactive manner. No issues have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the development plan.

1) The permission hereby granted is for a limited period only, expiring on 30th April 2028; and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason - In the interests of amenity and as the proposals are for a temporary period only pursuant to policies DM1 of the Manchester Core Strategy (2012).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Transport Statement ref: 599-24-1 dated 23.12.2024 (notwithstanding proposed parking layout in appendix B)
Received 7th January 2025

Location plan (site edged red) received 16th January 2025.

Parking layout and Design and Access Statement rev. P01(notwithstanding number of courts indicated) dated 21st February 2025.
Received 21st February 2025.

Proposed Courts - GF Ground Floor (1) , GF Ground floor (2) plan ref: CTS-A-4409;
Proposed Courts - Long Section double court, short elevation double courts, short elevation single court plan ref: CTS-A-4410;
Padel Court document ref: 4401-P-03 (including Proposed courts - GF Ground floor , RF Eaves level (1) plan ref CTS-A - 4406 P-03; Proposed front elevation , right side elevation , plan ref: CTS-A-4407 P-03)

3D visual images

Letter from Landlord dated 19th December 2024

Vaughan Street Padel Project Manchester document

Received 10th March 2025

Agent email confirming 3 year temporary permission dated 12th March 2025.

Lawn Tennis Association letter dated 27th March 2025.

Applicant's email dated 1st April 2025 confirming the indoor padel courts will fully comply with the SAPCA Code of Practice for the Construction of Padel Courts, and providing specifications of the courts, and lighting.

Lighting information dated 19.01.2023; court specifications and plan refs. Padel Alba S.L. 00

Padel Alba S.L. 01; Padel Alba S.L. 02 and Padel Alba S.L. 03.

Mondo artificial turf specification

Received 1st April 2025.

Proposed site plan/ parking plan ref: CTS-A - 4408 P-03 received 9th April 2025 (notwithstanding EV location).

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) a) The details in relating to the Electric Vehicle Charger in the supporting information for discharge of conditions document, in the location shown on the Proposed site layout ref: 100 P01 shall be implemented and retained for the duration the property is in use (ref:CDN/25/0417).

b) The agreed mitigation measures shall remain in situ whilst the whilst the Padel Tennis Centre is operational.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

4) The car parking indicated on the Proposed site plan/ parking plan ref: CTS-A - 4408 P-03 received 9th April 2025, as revised by details on Proposed site layout plan ref: 100 P01 shall be retained and available at all times whilst the Padel Tennis Centre is operational (ref: CDN/25/0417).

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

5) The cycle storage arrangements in the supporting information for discharge of conditions document in conjunction with the location and cycle shelter design shown on plan ref: Proposed site layout ref: 100 P01 shall be implemented in full before the use commences and remain in situ whilst the use is in operation (ref: CDN/25/0417).

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 mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

6) a) The development shall be implemented in accordance with the details of waste storage in the supporting information for discharge of conditions document, the location and bin store design shown on plan ref: Proposed site layout ref: 100 P01, and the completed waste management proforma. (ref: CDN/25/0417).

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

7) The Padel Court facility shall be used in strict compliance with content of the Community Use Agreement (dated 05.06.2025) received on 7th July 2025 at 1:07pm for the duration of the development.

Reason- To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, pursuant to policy EN10 of the Manchester Core Strategy (2012).

8) The development shall be implemented in accordance with the planter details received on 7th July 2025, in the area delineated for the provision for planters on Proposed site layout ref: 100 P01, and the details related to condition no.8 in the supporting information for discharge of conditions document (ref: CDN/25/0417), and be retained thereafter.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

9) The hours of operation for the Padel Tennis Centre :
Mondays to Sundays 00.00 to 24:00 (Midnight).

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 13 April 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.