

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143147/FO/2025
Date registered valid: 29 January 2026
Proposal: Change of use of a warehouse to leisure and fitness use (Class E(d)).
Address: Land At Mary Street, Mary Street, Manchester, M3 1DZ,
Ward(s): Cheetham Ward

Applicant: Mr Usama Saleh Padel Noir
Agent (if any):
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 23/03/2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

Site notice

Posted: 6 February 2026 Expired: 27 February 2026

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two storey vacant warehouse building at land bound by Mary Street and Thompson Street. The age of the warehouse is unknown but is most likely a post-war building dating from the 1970s-1980s. The building is a simple rectangular shape with its longest elevation running along Thompson Street, it then features a gable roof of metal sheeting, a rendered ground floor (With the exception of its north-eastern facing elevation which is brick) and metal cladding coloured blue to its upper floor. The site also includes areas of hard standing to the east and south of the aforementioned building that is then lined by palisade fencing. The application site is marked for commercial use under the Great Ducie Street Regeneration Framework (SRF).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies to the north of the extremities of Manchester City Centre, in the areas covered by the Great Ducie Street and Strangeways SRFs, with said areas to become new commercial and residential districts of Manchester City Centre. The character of the immediate area is largely commercial, with a mix of various industrial uses, as well as larger scale Class E 'cash and carry' uses being present within the street scene. A high number of small scale commercial units are then present to the east of the site along Bury New Road and Great Ducie Street. Neighbouring points of note are HM Prison Manchester, formerly Strangeways Prison, to the north-east of the application site and the River Irwell to the south-west.

Description of development

The application seeks the change of use of the application site from a warehouse to an indoor padel court (Class E(d)).

Internally, the proposed unit at ground floor would feature a reception area, WCs, cycle store and a single padel court. At mezzanine level ancillary office space and seating areas would feature.

Externally, the proposal would see the insertion of a single access door to the property's south-eastern facing corner, the installation of 2no planter and 8no car parking spaces accessed off of Thompson Street would feature, 1no being a disabled access parking bay. The proposed site plan indicates that the car park would be secured with some form of boundary treatment, however, the exact details of any such treatment is unconfirmed.

The proposed plans illustrate that bin storage would be provided internally, though submitted supporting information states that it would be located within the proposed parking zone, with the exact location of any such storage not being detailed. Bin collection would be undertaken from Thompson Street.

The proposed hours of opening are as follows:

- Monday – Friday: 06:00 – 23:00
- Saturday – Sunday (Including Bank Holidays): 07:00 – 23:00

Planning History

060692/FU/NORTH1/00 – Change of use from warehouse to a place for car valeting, including minor bodywork repairs – Approved December 2000.

Consultations & Notification Responses

Publicity – A site notice was published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environment Agency – No objection received.

Environmental Health – No objection subject to conditions relating to hours of opening, noise management, acoustics, plant and waste management.

Flood Risk – No objection.

Greater Manchester Police – No objection subject to the development being carried out in accordance with secured by design standards.

Highway Services – No objection subject to provision of car parking survey and cycle store facilities.

MCR Active – Further information in relation to technical specifications and community benefits is required in order to show adherence to Manchester Sport's strategy objectives.

Salford City Council – No objection.

United Utilities – No objection received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-J1 – Supporting Long-Term Economic Growth
- Policy JP-P7 – Sport and Recreation

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy C1 – Centre Hierarchy
- Policy C9 – Out-of-centre Development
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN11 – Quantity of Open Space, Sport and Recreation
- Policy EN14 – Flood Risk
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements

National Planning Policy for Waste

Great Ducie Street Strategic Regeneration Framework (SRF)

Strangeways Strategic Regeneration Framework (SRF)

Issues

Principle of the Development

The application site, as previously mentioned, lies within an area for employment to the north of the City Centre boundary. The proposed development of an indoor sports use is a primary City Centre use that would be located outside of the City Centre boundary. Policy C9 of the Core Strategy requires that development of town centre uses in locations outside a centre are inappropriate and will not be supported unless, amongst other things, that there are no sequentially preferable sites, or allocated sites, within the area the development is intended to serve that are available, suitable and viable. The submission has not been accompanied by a sequential test that explores if other potential locations for the proposed use have been considered and discounted, and that if there are any other viable site that would not see the loss of employment land if the proposals were implemented. In light of this information, the proposal is contrary to Core Strategy Policy C9.

The application would see the change of use of an existing warehouse to an indoor sport use, that specifically of a padel court (Class E(d)). As outlined above, the application site is located within the area covered by the Great Ducie Street and Strangeways SRFs which seek to transform the area covered by them over the coming decades to form a new development featuring both residential and commercial premises.

The Great Ducie Street SRF separates the area that it covers into six separate zones that will go on to form their own distinct neighbourhoods. The application site falls within Zone two of these six, named the Mary Street area. The SRF states that this area is to be a commercial led destination, being an area to attract modern businesses whilst providing facilities that could support the wider business base in Strangeways.

It is considered that whilst indoor sport uses will be an integral part of the success of the wider area covered by the Great Ducie Street SRF, the proposed use is incompatible with the ongoing regeneration of the Mary Street area and would undermine such efforts to transform the area to that of a high quality commercial led destination. This is worsened by how the proposal would see the loss of existing employment space which would undermine the regeneration of the area further.

The siting of such a use within this location at the cost of the loss of employment space, the development is contrary to Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, EC2, CC1, C9 and DM1, the Great Ducie Street Strategic Regeneration Framework and the National Planning Policy Framework. For the sake of completeness, the proposal's impact on residential amenity, visual amenity, flood risk, sports facility provision, highway safety and waste management are assessed below.

Residential Amenity

The application site resides in a largely commercial area, though within the coming years a higher number of residential properties are likely to be present within the wider area as it continues to be regenerated. The submission has been accompanied by an acoustic assessment and the proposed hours of opening would be a maximum of 06:00 – 23:00. Environmental Health within their consultation report have stated that planning condition should secure that hours of opening should be limited to 07:00 – 23:00, that the development adhere to the submitted acoustic assessment, and that further information in relation to waste management arrangement and any proposed plant be provided. Subject to such conditions, it is considered that the development is acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Visual Amenity

The proposed works are largely confined to internal alterations, with external works being limited to the insertion of a doorway, and the installation of a boundary treatment to secure the proposed car park. Said works are not considered to drastically alter the appearance of the application site, with the borders of the site already being secured by palisade fencing, and roller shutter doors also featuring. Subject to a planning condition that would require the submission of exact details regarding the material finish of the proposed door and boundary treatment, it is considered the development is acceptable in this regard and would accord with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Provision of Sport Facilities

The proposal would see the provision of a padel court on site. MCR Active within their consultation response have stated that in order to determine the acceptability of the proposal and its adherence to Manchester's Sport Strategy objectives, a statement articulating the community benefits of the proposal, the need for padel courts in this location, as well as a technical specification of the courts, is required to be submitted. It is considered that the absence of this information would not justify a refusal and could be secured by planning condition in the event of an approval. Subject to such a condition that would require the submission of technical specification and supporting statement, the development is considered acceptable in this regard and would accord with Places for Everyone Plan Policy JP-P7, Core Strategy Policies EN11 and DM1, and the National Planning Policy Framework.

Flood Risk

The application site lies within both Flood Zone 2 and 3, where the risk of flooding is highest. Flood Risk do not object to the proposals, noting that there would be no increase in hard standing on site. In light of this information, the proposal is acceptable in this regard and accords with Places for Everyone Plan Policy JP-S4, Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Highway Safety

As stated previously within this report, the application site lies along the extremities of the northern boundary of Manchester City Centre. The site is within walking distance of public transport links at Victoria Railway Station and bus stops along Great Ducie Street/Bury New Road. As part of the development 8no car parking spaces would be provided, as well as an internal cycle store. Highways within their consultation response have asked for a car parking survey to be undertaken of local roads in order to determine if the proposed parking spaces are sufficient and that the provision of cycle storage spaces be conditioned as part of an approval. Given the sustainable location of the application site, it is considered unreasonable and disproportionate to have a car parking survey undertaken. Subject to the provision of proposed cycle storage facilities, the development is acceptable in this regard and thus accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The submitted supporting information notes that a 1100L bin would be located within the application site's surface car park and then be collected once a week from Thompson Street. The proposed plans however show the bin store being located internally. Environmental Health have stated that in the event of an approval additional information in relation to recycling facilities will need to be provided. In light of how there is ample room internally within the application site for the storage of waste and recycling, it is not considered that the lack of information submitted/presence of contradictory information with the proposal would justify a refusal, and that subject to a condition that would require information to be submitted that would provide further

detail on an internal bin store, the proposal would comply with Core Strategy Policies EN19 and DM1, the National Planning Policy for Waste and the National Planning Policy Framework.

Conclusion

In light of the above, it has been determined that the proposed indoor sports use would be located in an out of centre location, with no justification, and would be incompatible with the delivery and regeneration of the Mary Street area that is to be a commercial led development/neighbourhood by virtue of it not being an employment use. On this basis, the proposal is contrary to Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, EC2, CC1 and DM1, the Great Ducie Street Strategic Regeneration Framework and the National Planning Policy Framework and is therefore recommended for refusal.

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: Refuse

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. However, the issues identified are considered to be so fundamental that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Reasons for recommendation to refuse

1) The proposed padel court indoor sport use (Class E(d)) would be located within an out of centre location and is not supported by a sequential test, furthermore, the proposed use is incompatible with the ongoing regeneration of Strangeways and Great Ducie Street, in specific reference to the Mary Street area, and would undermine the ongoing transformation of this area to a high quality commercial-led destination seeing the loss of employment land. This is contrary to the provisions of Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, EC2, CC1 and DM1, the Great Ducie Street Strategic Regeneration Framework and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
MCR Active
Salford City Council

Ground Floor, Domestos House, Mary Street, Manchester, M3 1DZ
First Floor, Domestos House, Mary Street, Manchester, M3 1DZ
Second Floor, Domestos House, Mary Street, Manchester, M3 1DZ
Domestos House, Mary Street, Manchester, M3 1DZ
June Almond House, Mary Street, Manchester, M3 1DZ
Unit 5, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 4, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 3, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 2, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 1, 163 - 165 Great Ducie Street, Manchester, M3 1FF
163 - 165 Great Ducie Street, Manchester, M3 1FF
3 Thompson Street, Cheetham, Manchester, M3 1LU
165 Great Ducie Street, Manchester, M3 1FF
16 - 18 Mary Street, Manchester, M3 1DZ
153 Great Ducie Street, Manchester, M3 1FB
151 Great Ducie Street, Manchester, M3 1FB
Unit 1, 153 Great Ducie Street, Manchester, M3 1FB
SP Casuals, 165 Great Ducie Street, Manchester, M3 1FF
All Star Costumes, 165 Great Ducie Street, Manchester, M3 1FF
Unit 5, 153 Great Ducie Street, Manchester, M3 1FB
Unit 2, 153 Great Ducie Street, Manchester, M3 1FB
Unit 4, 153 Great Ducie Street, Manchester, M3 1FB
Unit 3, 153 Great Ducie Street, Manchester, M3 1FB

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL