



Proposed temporary (3 year) change of use from Wholesale Retail (Sui Generis) to Padel Complex with ancillary Café and new serviced Office space (Class E) over with additional modifications to the building facades: 33, MARY STREET MANCHESTER M3 1DZ. Mar.26

Proposal

Padel is a racquet sport and mix between tennis and squash. The court is one third of the size of a tennis court. It is played on a court surrounded by walls of glass and metallic mesh. Using a short, stringless racquet with holes and a low compression tennis ball, the service is made underarm.

The sport is growing fast, Demand modelling undertaken by the Lawn Tennis Association (LTA), which oversees Padel development has identified a conservative need for forty two additional Padel Courts across the city. The development would clearly assist with meeting this demand. Moreover, the nearest equivalent facilities are fully-booked most of the time and appeal to a more corporate/adult-based customer base (appendix A).

However, a lower pricing strategy would attract community based participants, including children to the proposal. Partnerships would be sought with local schools (Eden Boys and Girls Leadership academy, Cheetwood Community primary school and the Manchester Collage are all within easy walking distance.

The 1697m2 building is currently leased with the tenant due to relocate to smaller premises in Spring 2026. It has been marketed for more than six months albeit generating little interest, (likely due to restrictive service access). There are also a number of comparable vacant properties in close proximity.

Whilst maintaining an entrance along St Mary Street, the proposal is to create a new entrance along the western elevation leading to a six-court complex with ancillary changing facilities and café at ground level. A separate entrance would lead to a 180m2 mezzanine over the café/changing facilities offering serviced office space (making use of the height of the building).



Proposed modifications to western elevation.



Proposed ancillary cafe



Existing Mary Street elevation to be overclad

Policy



The site sits within Flood Zone 2

Policy EN14 'Flood Risk' – the policy reiterates the sequential risk based approach to the location of new development required by national planning policy and expects all new development to minimise the surface water run-off, including through the provision of Sustainable Drainage Systems and appropriate use of green infrastructure. The existing, gravelled parking area to the rear will be maintained hence the existing impact on locality will be unchanged. Moreover, the primary use, indoor sports, is classed as a “less vulnerable” use and hence would not require an “exception test”.

The application site is located in the **Great Ducie Street Strategic Regeneration Framework (SRF)** area. There is a long term aspiration to support residential and commercial led developments in the area as part of the implementation of the SRF. In addition to the new office space the proposal would provide a leisure facility that would support the growth of the new residential community as well as supporting the existing local workforce.

The existing building is looking tired and will be overclad along the St Mary Street elevation with profiled metal cladding (black). The existing gravelled carpark to the rear will be paved and new glazing incorporated to enable views into the facility and entrance to the rear. This accords with strategic **Policy SP1 (Spatial Principles)** which refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment.

Places for Everyone

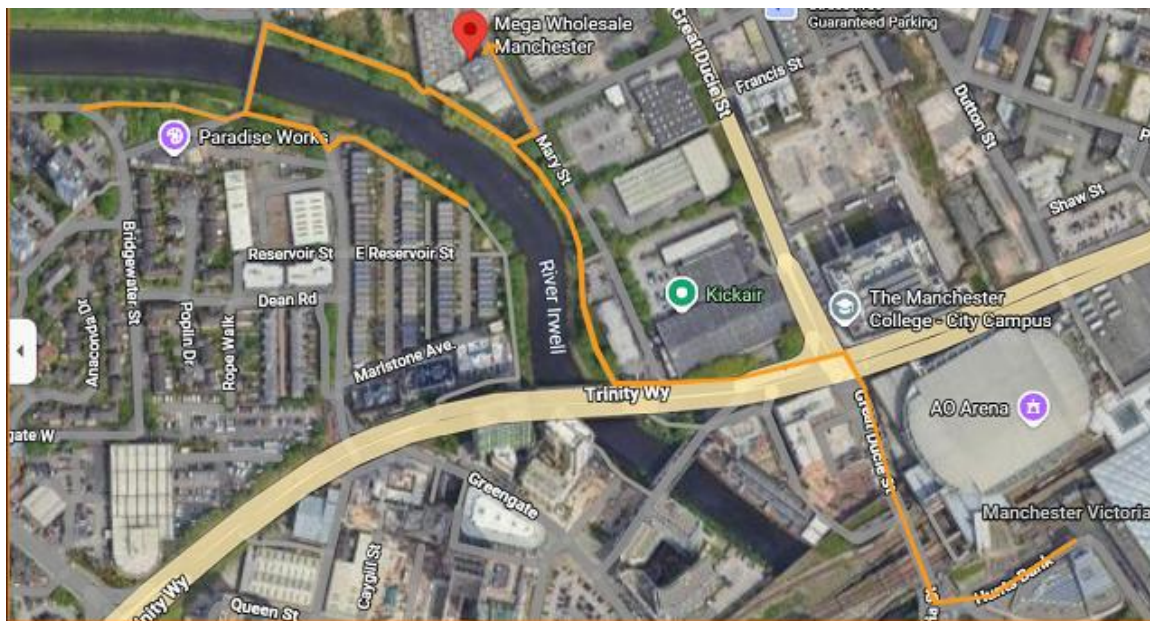
The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The following policy is considered relevant to this application.

Policy JP-P7 (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.

Moreover, the site is within easy walking distance (via a footbridge) of the significant new residential area across the river (albeit far enough not to become a source of nuisance or noise).

National Planning Policy Framework (NPPF)

Paragraph 128 supports development that makes efficient use of land, taking into account....local market conditions and viability; the availability and capacity of infrastructure and services as well as their potential for further improvement and scope to promote sustainable travel modes that limit future car use; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed and beautiful, attractive and healthy places.



The site is within easy walking distance of existing/planned residential centres, also Victoria Station/Metrolink

Transport

The site is in a sustainable location in terms of proximity to residential areas, also public transport with Manchester Victoria being less than 15 minutes walk away.

Secure, covered cycle storage will also be located to the western side of the building.

There is parking for around twenty cars within the site but additional parking can be found around the surrounding streets, primarily on a two hour basis - which would match a typical dwell-time at the facility (albeit these spaces are unrestricted during the expected peak hours of Saturday afternoons/Sundays and after 6pm in the evenings).

Conclusion

- The temporary nature of the application (three years) offers flexibility for the potential redevelopment of the site.
- Padel is currently experiencing exponential growth and accessibility is highly priced due to scarcity of venues (upto £80/hour).
- The proposal's pricing policy would be significantly lower to encourage availability to local community-based players.
- The facility will create employment for approximately 12 people (particularly suitable for younger applicants).
- The site is in a sustainable location being edge of centre and with good links to existing/planned residential areas and a major public transport interchange.
- The proposal accords with current planning policies.
- The proposal would not cause public nuisance to the nearest residential areas (these being across the river).
- The smartening up of the building will improve the public realm and encourage use of the adjoining footpath.

Appendix A – examples of high demand for courts.

playtomic.com/clubs/carbon-padel-club?date=2026-03-06

PLAYTOMIC For players For clubs Blog

Carbon Padel Club

Unit 9 Vaughan Street Industrial Estate, M12 5BT

Home / Clubs / Carbon Padel Club

Padel Fri 6 Mar

	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23
The JD Carbon ...																								
Premium Court 1																								
Premium Court 2																								
Premium Court 3																								
Night & Day Erne...																								
Court 4																								
Court 5																								
Court 5 INC. BAL...																								
Court 6																								
Court 7																								
Court 8																								
Court 9																								
Court 10																								
Singles Court 1																								
Singles Court 2																								
Singles Court 11																								
Singles Court 12																								
Singles Court 13																								

☐ available
 ☒ not available
 ☒ your booking

Carbon Padel Club
 The Ultimate Indoor Padel Club

Amenities

- Disabled Access
- Equipment Rental
- Free Parking
- Private Parking
- Store
- Cafeteria
- Snack Bar
- Changing Room
- WiFi

Opening hours

Day	Hours
Monday	00:00 - 00:00
Tuesday	00:00 - 00:00
Wednesday	00:00 - 00:00
Thursday	00:00 - 00:00
Friday	00:00 - 00:00
Saturday	00:00 - 00:00
Sunday	00:00 - 00:00

Available sports

- Padel
- Pickleball

Carbon Padel Club – Biggest club in UK and very difficult to get a court Friday 6th March

playtomic.com/clubs/the-padel-club-traffordcity?date=2026-03-04

PLAYTOMIC For players For clubs Blog

Book a court in The Padel Club TraffordCity

15 Trafford Way, M41 7JA

Home / Clubs / The Padel Club TraffordCity

Padel Wed 4 Mar

	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
Court 1 Porsche ...																	
Court 2 Road & R...																	
Court 3 Thornley...																	
Court 4 The Cou...																	
Court 5 COOK W...																	
Court 6 K2L Digital																	
Court 7 Itasca																	
Court 8 Hybrid A...																	
Court 9 The Gym...																	
Court 10 Olympian																	
Court 11 Anighi Bl...																	

☐ available
 ☒ not available
 ☒ your booking

The Padel Club TraffordCity

Amenities

- Free Parking
- Restaurant
- Cafeteria
- Changing Room
- Lockers
- WiFi

Opening hours

Day	Hours
Monday	06:00 - 23:00
Tuesday	06:00 - 23:00
Wednesday	06:00 - 23:00

12 days advance booking: Thurs 12th March

← → ↻ playtomic.com/clubs/the-padel-club-traffordcity?date=2026-03-02

PLAYTOMIC For players ▾ For clubs ▾ Blog 

Book a court in The Padel Club TraffordCity

15 Trafford Way, M41 7JA

Home / Clubs / The Padel Club TraffordCity

Padel ▾ Mon 2 Mar ▾

	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
Court 1 Porsche ...																	
Court 2 Road & R...																	
Court 3 Thornley...																	
Court 4 The Cou...																	
Court 5 COOK W...																	
Court 6 K2L Digital																	
Court 7 Itasca																	
Court 8 Hybrid A...																	
Court 9 The Gym...																	
Court 10 Olympian																	
Court 11 Arighi Bl...																	

☐ available ☐ not available ☐ your booking

All about The Padel Club TraffordCity

Padel, Fitness, Social. The Padel Club is your place to play Padel, improve your fitness and be social with like-minded players.

Amenities

- Free Parking Restaurant
- Cafeteria Changing Room
- Lockers WiFi

Opening hours

Monday	06:00 - 23:00
Tuesday	06:00 - 23:00
Wednesday	06:00 - 23:00
Thursday	06:00 - 23:00
Friday	06:00 - 23:00

Map

15 Trafford Way, M41 7JA, Manchester

Tues 2nd March – Court 10 and 11 have availability as they are both outdoor courts. Courts 1 to 9 are indoor and have very limited availability.

← → ↻ playtomic.com/clubs/pure-padel-manchester?date=2026-03-09

PLAYTOMIC For players ▾ For clubs ▾ Blog 

Book a court in Pure Padel - Manchester

24 Dutton Street, M31LE

Home / Clubs / Pure Padel - Manchester

Padel ▾ Mon 9 Mar ▾

	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
Together - Court 1																	
Court 2																	
JMW - Court 3																	
EWL - Court 4																	
Sealions - Court 5																	
Ascott Insurance ...																	

☐ available ☐ not available ☐ your booking

All about Pure Padel - Manchester

Amenities

- Disabled Access
- Equipment Rental Free Parking
- Store Cafeteria

Map

24 Dutton Street, M31LE, Manchester

The Padel Club Trafford City – Very difficult to get any court for 2 weeks at peak times
Mon 2nd March

