

Response to Additional Information Request

Dear Sir / Madam,

Further to your correspondence dated 9 September 2025, please find below the additional information requested to validate the above planning application.

1. Existing and Proposed Plans

Scaled existing and proposed floor plans have already been submitted (Drawing Ref: A100 – 151 Mary Street Manchester M3 1DZ v1.1, 27/08/25, NK Architectural). These drawings show the existing warehouse layout and proposed padel-court arrangement, including reception, WC facilities, and level street access.

2. Acoustic Study

The proposed use involves non-amplified activity only, consisting of normal speech and padel-court play. No music systems, PA equipment, or amplified sound are proposed. Given this low-impact nature, internal activity levels will remain consistent with ordinary indoor leisure use and will not cause material noise breakout beyond the existing structure.

Should the Council require further evidence, we are prepared to commission a formal acoustic report; however, we respectfully submit that the proposed use does not warrant one at this stage, as no external works or new sound sources are introduced.

3. Servicing and Deliveries

Servicing will occur via the existing vehicle entrance on Mary Street.
A small delivery van will attend approximately once per week.
All loading and unloading will occur within the site boundary.
No HGVs are expected.
Servicing will take place between 08:00 and 18:00 only.
A servicing-access plan can be provided on request.

4. Flood Risk Statement

This proposal is a change of use only:

No structural alterations.

No increase in footprint.

No ground-level or drainage changes.

All activity remains internal.

Accordingly, a full Flood Risk Assessment should not be required. If preferred, we can supply a concise Flood Risk Statement confirming the above.

5. Elevational Alterations

There are no external elevational alterations proposed. The building's façade, openings, and materials will remain exactly as existing. Internal works are limited to finishes, installation of the padel court, and seating.

6. Level Access

The main entrance provides level access from the street, with no steps or thresholds, ensuring full accessibility.

7. Hours of Operation

Proposed operating hours: 06:00 – 23:00, seven days per week.

We trust that this information satisfies the outstanding validation requirements. Please confirm receipt and advise if any further details are required to progress the application.

Kind regards,
Usama Saleh