Padel Plan

Planning, Design and Access Statement

Unit B1, Roundthorn Industrial Estate, Wythenshawe, M23 9LE

Proposed change of use of warehouse and adjoining ancillary office to padel facility

The Pavilion Padel Club

April 2026

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1 Introduction

Overview

1.1 This Planning, Design and Access Statement ('PDAS') had been prepared by Padel Plan ('the Agent') and is submitted in support of a planning application made to Manchester City Council ('the Council') on behalf of The Pavilion Padel Club Ltd. ('the applicant') seeking full planning permission for the *"Proposed change of use of warehouse and adjoining ancillary office space to padel facility"* ('the proposal') at Unit B1, Roundthorn Industrial Estate, Wythenshawe, M23 9LE ('the site').

1.2 The Planning Statement provides detailed commentary on the application site, its surrounding and the relevant planning history before providing a detailed description of the proposed development. A summary of relevant national and local planning policies and guidance is then provided before presenting an assessment of the proposal in the context of adopted planning policy and other material considerations.

1.3 Although not a 'major development' proposal, the statement includes consideration of design and access in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The statement explains the design principles and concepts that have been applied to the proposed development.

Application Submission

1.4 In accordance with the Council's validation requirements the application comprises the following submission documents which should be read in conjunction with this statement. A comprehensive package of plans and drawings prepared by PCC is also included with the application as summarised below:

Table 1.1 – Application Documents and Drawings

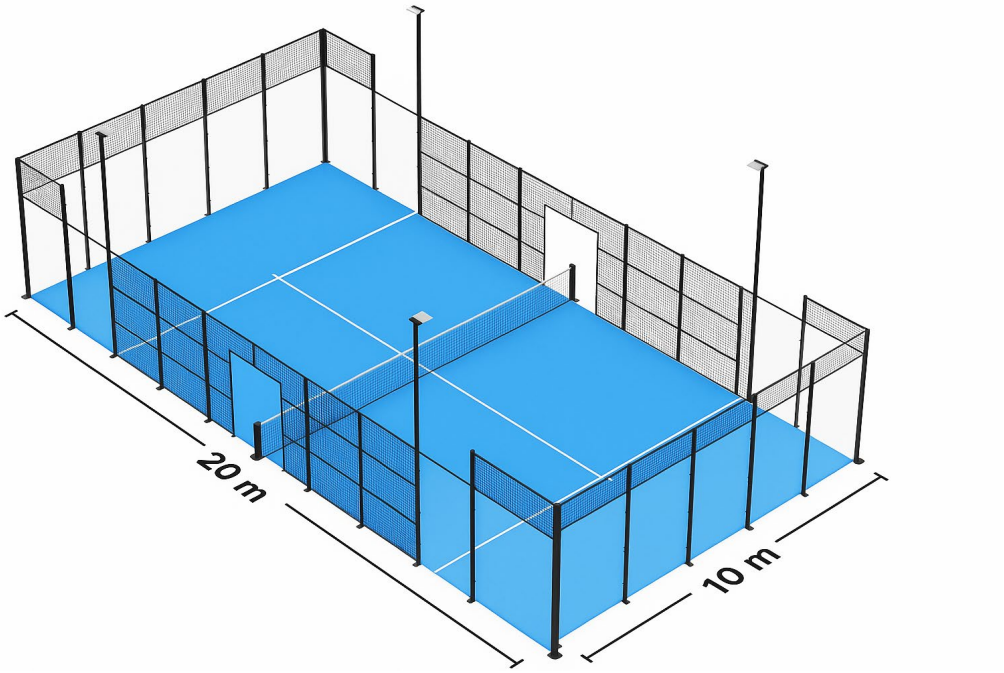
Document/Drawing Title	*Prepared by/Drawing No.*
Application Form and Ownership Certificate	Padel Plan
Planning, Design and Access Statement	Padel Plan
Site Location Plan	001-E-LP
Existing Site Plan	002-E-SP
Existing Ground Floor Plan	003-E-GF
Existing First Floor Plan	004-E-FF

Existing Roof Plan	005-E-RP
Proposed Location Plan	011-P-LP
Proposed Site Plan	012-P-SP
Proposed Ground Floor Plan	013-P-GF
Proposed First Floor Plan	014-P-FF
Proposed Access Plan	015-P-RP

What is Padel?

1.5 Padel is a racket sport that blends elements of tennis and squash, typically played in doubles on an enclosed court measuring 10 metres wide by 20 metres long, which is slightly smaller than doubles tennis court (see Figure 1.1 below). The court is surrounded by a combination of glass and mesh walls, which keep the ball in play and allow for rebound shots, which is one of the defining features that make the game dynamic and strategic. The court is divided by a low net and surfaced with artificial turf over porous concrete or similar drainage layer.

Figure 1.1 – Typical padel court



1.6 Players use solid, stringless bats, known as padel rackets, made from composite materials such as carbon fibre or fibreglass. These rackets are perforated with holes to reduce air resistance and improve control. The ball used is similar to a tennis ball but slightly lower in pressure, producing

slower, more manageable rallies. The enclosed nature of the court and doubles format make padel fast-paced, interactive, and highly sociable, appealing to players of all ages and abilities.

1.7 Padel is one of the fastest-growing sports in the UK, having originating in Mexico and widely played in Spain and other parts of Europe. It's rapid rise in popularity in the UK is driven by its social, inclusive nature and its accessibility to people of all ages and abilities.

1.8 The inherent benefits of padel are wide-ranging. The sport promotes both physical and mental wellbeing, fosters a strong sense of community, and provides an accessible route into regular exercise for those who may be less engaged with traditional sports. Its smaller court size and slower-paced rallies make it particularly suitable for older players, beginners, or those returning to physical activity.

2 Site Context

Site Description

2.1 The site is a disused warehouse located within Roundthorn Industrial Estate on the western edge of the Wythenshawe area of Manchester. The surrounding area includes a wide range of industrial and commercial operations as well as Wythenshawe Hospital which is located opposite the site to the south east.

2.2 The building is a fairly standard steel framed industrial building with an open plan ground floor. There is small ancillary office space adjoining the front elevation. Large loading bays are included, also on the front elevation.

2.3 Access is via Ennis Close to the west. There is a large service yard to the front of the building adjacent to a private car parking area.

2.4 The site is outlined in red on the aerial imagery in Figure 2.1 below.

Figure 2.1 – Aerial Site Location Plan



Designations

2.5 The site is within an area designated as an Economic Improvement Area on the Manchester Local Plan Policies Map.

2.6 The site is remote from any Conservation Area and listed buildings, the nearest designated heritage assets being a collection of Grade II listed buildings approximately 975m to the south east.

2.7 The site is entirely within Flood Zone 1 according to the Environment Agency's Flood Risk Map for Planning.

2.8 There are no ecological designations or protected sites in close proximity to the site. The nearest is a locally designated 'Site of Biological Importance' named Princes Spinney which is located approximately 1.3km to the north east.

Planning History

2.9 The relevant planning history relating to the site subject is outlined in Table 2.1 below.

Table 2.1 – Relevant Planning History

Reference Number	Description of Development	Decision and Date
F05987	Erection of 9 buildings comprising a total of 17 warehouse units together with offices, ancillary, parking, forecourt areas, estate roads and landscaping.	Granted 02.03.1977
F09452	Extension at 1st floor level of Warehouse to form Offices.	Granted 12.10.1978

3 Proposed Development

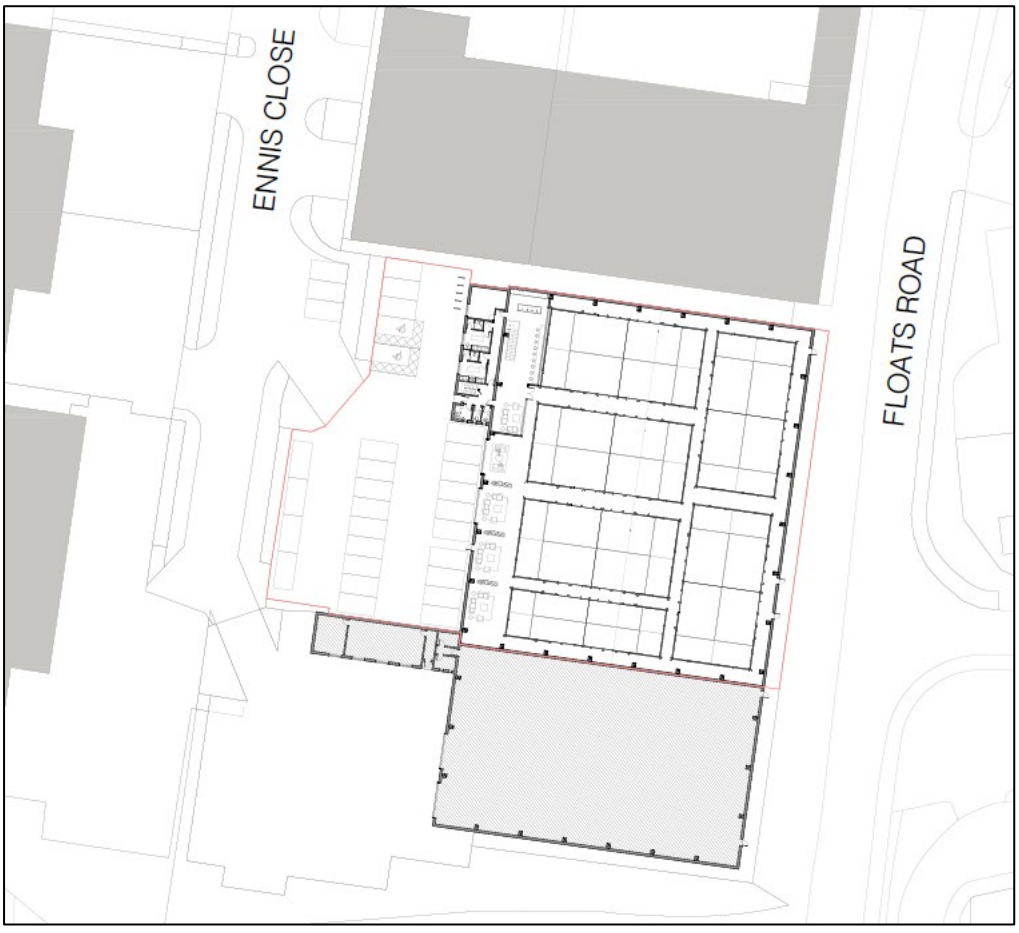
Application Proposal

3.1 The proposal is for the change of use of the site to an indoor sport facility to be used for padel. This will involve the installation of five doubles courts and one singles court within the open plan space at ground level. Alongside the courts, there will be ancillary facilities including a seating area/café, reception, changing facilities and toilets. At first floor level within the adjoining building on the front elevation of the building there will be studio space alongside an office.

3.2 Externally the building will remain unchanged. The service yard to the front of the building will become a larger parking area alongside the existing car park area to the front of the building. On-site secure cycle storage will also be provided.

3.3 A full suite of plans has been provided as part of the application but for context the proposed site plan is provided in Figure 3.1 below.

Figure 3.1 – Proposed Site Plan



4 Planning Policy

Decision Taking

4.1 Section 70(2) of the Town and Country Planning Act 1990 ('the 1990 Act') states that where an application is made to a local planning authority for planning permission, the authority shall have regard to the provisions of the development plan, so far as material to the application. The development plan in the instance comprises the Manchester Core Strategy ('MCS') which was adopted in July 2012, the Places for Everyone ('PfE') Joint Development Plan Document which was adopted by the Greater Manchester Combined Authority in March 2024, and 'saved' policies from the Manchester Unitary Development Plan ('MUDP') which was originally adopted in July 1995.

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The NPPF and Planning Practice Guidance ('PPG') are material considerations.

The Development Plan

4.3 The development plan is the starting point for the consideration of planning applications. The relevant development plan policies are outlined in tables 4.1, 4.2, and 4.3 below.

Table 4.1 – Relevant 'saved' MUDP Policies

Policy Ref.	*Policy Title*
Policy WW2	*Economic Development*
Policy DC26	*Development and Noise*

Table 4.2 – Relevant MCS Policies

Policy Ref.	*Policy Title*
Policy SP1	*Spatial Principles*
Policy EC2	*Existing Employment Space*
Policy CC4	*Tourism, Culture and Leisure*
Policy EC10	*Wythenshawe*
Policy C9	*Out-of-centre Development*
Policy C10	*Leisure and the Evening Economy*
Policy T1	*Sustainable Transport*

Table 4.3 – Relevant PfE Policies

Policy Ref.	*Policy Title*
Policy JP-Strat 12	*Main Town Centres*
Policy JP-S1	*Sustainable Development*
Policy JP-P1	*Sustainable Places*
Policy JP-P6	*Health*
Policy JP-P7	*Sport and Recreation*
Policy JP-C8	*Transport Requirements of New Development*

Supplementary Planning Documents (SPDs)

4.4 SPDs are a material planning consideration. At the time of writing, the Council has four adopted SPDs but none are considered to be relevant to the proposal on this occasion.

National Planning Policy Framework – December 2024

4.5 The NPPF sets out the Government's overarching policy framework for planning and is a material consideration in the determination of applications. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve sustainable development, the NPPF states that economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

4.6 Paragraph 11 of the NPPF sets out a 'presumption in favour of sustainable development', which for decision-taking means *"approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits…"*

4.7 Paragraph 39 of the NPPF is clear that *"Local planning authorities should approach decisions on proposed development in a positive and creative way"*. In accordance with the presumption in favour of sustainable development, LPAs should *"work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area… Decision-makers at every level should seek to approve applications for sustainable development where possible"*.

4.8 Paragraph 96 of the NPPF states that planning decisions should *"enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of … sports facilities".* Paragraph 103 goes on to outlines that *"Access to…opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change."*

5 Planning and Design Assessment

5.1 Taking into account the characteristics of the site, the nature of the development proposal and the planning context, it is considered that the key issues to be assessed in the determination of this planning application are as follows:

- Principle of Development;
- Impact on the Defined Centres;
- Access and Highway Safety; and
- Residential Amenity.

Principle of Development

5.2 As outlined above, the site is within Roundthorn Industrial Estate which is identified in the development plan as an Economic Improvement Area ('EIA') and therefore 'saved' policy WW2 of the MUDP is relevant.

5.3 This states that *"Within the Roundthorn Industrial Estate the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result."*

5.4 The proposal is an indoor sport venue which would be considered to fall under a 'commercial' use. Commercial uses are now defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 under Use Class E as including *"indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public"*.

5.5 Consequently, it is considered that the proposal would comply with the requirements of policy WW2 of the MUDP.

5.6 Nevertheless, it is acknowledged that policy EC2 of the MCS also seeks to protect existing employment space and sites. It is pertinent to note that whilst previously having been in what would be deemed a 'traditional employment use' as a warehouse (Use Class B8), the site is not subject to any designations or allocations in the development plan as 'employment' land aside from it being an EIA as set out above.

5.7 Furthermore, the site is currently disused and has been for two years. As a result, it is currently not contributing to the provision of employment land generally in the locality and is not providing any economic benefit in this respect.

5.8 It has also been actively marketed over the course of the two years that it has been vacant by Savills, Mileway and DTRE and no interest has been shown (see correspondence with letting agent in Appendix 1). It is therefore considered that it is surplus to requirements as warehouse space and appropriate to consider alternative use.

5.9 The proposal would bring the building back into long term viable use through a high quality indoor sport venue. This would generate a level of employment for the day-to-day operation with 4FTE employees required. As set out above, this would be a net increase given the building is currently disused.

5.10 Alongside the economic benefits to the area this would achieve, the provision of an indoor sport facility would also achieve significant benefits with regard to social sustainability. As outlined in section 1 of this PDAS, padel is a highly accessible sport which can encourage participation in sport by members of the community who perhaps wouldn't ordinarily partake, encouraging health and wellbeing and social cohesion.

5.11 This is therefore directly in line with the aims and objectives of policies JP-P6 and JP-P7 of the PfE DPD.

5.12 On this basis, it is considered that the proposal constitutes inherently sustainable development that is acceptable in principle when assessed against the development plan.

Impact on the Defined Centres

5.13 Policies CC1 and CC4 of the MCS seeks to direct leisure development to the defined City Centre. Policy C7 of the MCS also states that retail and commercial development will be supported in Wythenshawe town centre. The requirement to deliver retail and leisure development within defined centres is also echoed in the PfE DPD in policy JP-P4 which outlines the Hierarchy of Centres for Greater Manchester.

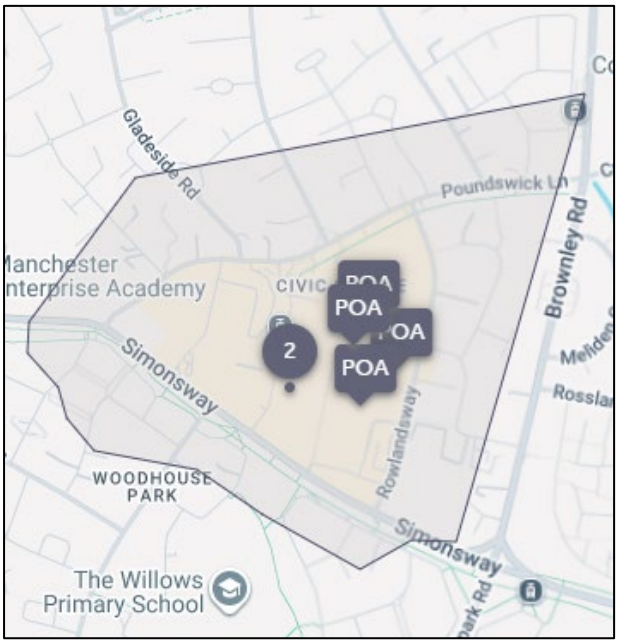
5.14 Section 7 of the NPPF also seeks to direct what it terms 'main town centre uses' to existing centres. As a proposal for sport and recreation use, it is acknowledged that the proposal would fall under the NPPF definition of a 'main town centre use'. Paragraph 91 of the NPPF requires a Sequential Test to be applied to proposals for 'main town centre uses' outside of defined centres. The site is approximately 2.4km away from the defined Wythenshawe town centre.

5.15 Notwithstanding, Wythenshawe town centre is very densely developed and does not contain available units that would be suitable for the proposal. Padel requires a certain size and scale of

unit which is open plan and has adequate roof clearance to allow the courts to be installed and the game to be played to a high quality.

5.16 That said, to demonstrate compliance with the Sequential Test outlined in the NPPF, an assessment has been undertaken of the 'available' sites within the defined centre of Wythenshawe and the surrounding area to ensure it captures edge-of-centre locations (defined as being within 300m of the defined centre). Figure 5.1 below shows the search radius used.

Figure 5.1 – Search radius for Sequential Test



5.17 The search results[1] show that there are six available units within the search radius. However, all of these units are small scale retail units which would not be suitable for the proposal with regard to size or internal layout and must therefore be discounted.

5.18 On this basis it is considered that it has been demonstrated that no town centre or edge-of-centre sites are available and therefore, in line with the NPPF, out-of-centre locations should be considered acceptable.

Access and Highway Safety

5.19 Policy JP-C8 of the PfE DPD requires *"new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments."*

[1] Commercial properties to rent in Wythenshawe | Rightmove

5.20 Roundthorn Industrial Estate is served by a stop on the Navy Line of the Manchester tram network which provides significant public transport links to the wider Manchester area within walking distance from the site. This is alongside bus links to Altrincham, Manchester City Centre, and Stockport from bus stops directly opposite the site.

5.21 Furthermore, it is also important to note that despite being within an industrial estate, the site is walking distance from large residential areas in both Wythenshawe and Altrincham.

5.22 On this basis, is clear the proposal will be located in an area that is highly accessible and will encourage alternative sustainable transport options.

5.23 Nonetheless, safe access for the limited number of visitors who access the site via private car will be provided through the established access off Ennis Close. Furthermore, adequate on-street car parking will be provided to the front of the building. This will ensure the development will not compromise highway safety.

5.24 Consequently, it is considered that the proposal is in line with the requirements of policy JP-C8 of the PfE DPD.

Residential Amenity

5.25 Policy DC26 of MUDP requires proposals to reduce the impact of noise on people living, working and visiting the city.

5.26 The proposal will be within an existing building within an industrial context where the limited amount of noise generated will not impact the amenity of existing occupants of the surrounding buildings.

5.27 The site is separated from the nearest residential receptor by over 230m with a considerable intervening tree belt. It is therefore considered that the proposal will be inconsequential on the residential amenity of these residents.

5.28 On basis of the above, the proposal complies with the requirements of policy DC26 of the MUDP.

6 Summary and Conclusions

6.1 This Planning, Design and Access Statement is submitted in support of a planning application for the change of use of warehouse and adjoining ancillary office space to padel facility at Unit B1, Roundthorn Industrial Estate, Wythenshawe.

6.2 Whilst the site is located within an Economic Improvement Area, policy WW2 of the MUDP supports the use of buildings in this location for commercial purposes. Commercial uses are now defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 under Use Class E as including *"indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public"*. Consequently, the proposal is in line with the principles of policy WW2.

6.3 Furthermore, owing to the site having been vacant for two years and actively marketed during this time with no interest shown for use of the building as its lawful use, i.e. a warehouse (Use Class B8), it is considered necessary to pursue alternative uses.

6.4 The proposed use will bring the vacant building into a long term economically viable and beneficial use which will deliver a level of employment as well as encouraging health and wellbeing for all members of the community. This is a significant social sustainability benefit which delivers on the overarching aims and objectives of the development plan and the NPPF.

6.5 Whilst it has been acknowledged that the proposal constitutes a 'main town centre use' as defined in the NPPF and the site is outside of a defined centre, it has been demonstrated through the assessment above that there are no available suitable sites within the defined centre. On this basis, the Sequential Test has been passed and the proposal complies with paragraph 91 of the NPPF.

6.6 In addition, the assessment outlined above has demonstrated that the proposal is also acceptable with regard to all other material planning considerations - namely residential amenity and accessibility and highway safety.

6.7 On this basis it is requested that the Council support the planning application and planning permission is granted at the earliest opportunity.

Appendix 1 – Email from Letting Agent

From: Jonathan Williams [redacted]
Sent: Friday, April 24, 2026 11:33 am
To: Toby Lacey [redacted]
Subject: B1 Roundthorn Industrial Estate

Hi Toby,

With regards to Unit B1 Roundthorn Ind Estate the unit has been vacant since March 2024. It was first listed January 2024 and has been advertised both online and with a physical to let board on the property. Only a handful of enquiries have been received during the marketing period for the authorised use, none of which have progressed. It is therefore appropriate to consider alternative uses.

Many Thanks,
Jonathan

Jonathan Williams MRICS
Director
Industrial & Logistics - North

savills

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