MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Northern Lawn Tennis Club

Address Line 1

Palatine Road

Address Line 2

West Didsbury

Address Line 3

Town/city

Manchetser

Postcode

M20 3YA

Description of site location must be completed if postcode is not known:

Easting (x)

384288

Northing (y)

391773

Description

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

Northern Lawn Tennis Club Ltd

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

c/o agent

Country

c/o agent

Postcode

-

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Charlotte

Surname

Maynard

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M37FB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

0.42

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Refurbishment works to the existing indoor tennis court building at Northern Lawn Tennis Club, including removal of the existing asbestos roof and replacement; replacement and alteration of rooflights; bricking up of selected windows; installation of new black louvred ventilation windows, replacement doors and mechanical ventilation system; removal of external fire escape stairs; upgrading of roof drainage; replacement of existing louvres and retained doors in black; and associated repairs and refurbishment to structural and external elements.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Use as an indoor tennis court facility.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Roof

Existing materials and finishes:
Cement roof sheets

Proposed materials and finishes:
Insulated Kingspan Panels KS1000RW (Light Grey)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to cover letter

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
76

Total proposed (including spaces retained):
76

Difference in spaces:
0

Vehicle Type:
Cycle spaces

Existing number of spaces:
40

Total proposed (including spaces retained):
40

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [x] Yes
- [ ] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

Do you confirm that the development falls below the impact threshold and that no onsite priority habitats are impacted?:
Yes

Please justify the reason why biodiversity net gain does not apply:
The proposals relate solely to the refurbishment of the existing indoor tennis court building, with no extension to the building footprint and no requirement for the removal of trees, hedgerows or habitats of ecological value. Having regard to the findings of the Preliminary Ecological Assessment and Arboricultural Impact Assessment submitted in support of this application, any habitat impacts arising from the development are anticipated to remain below the thresholds set out within the Biodiversity Gain Requirements. Accordingly, the Proposed Development is expected to qualify for the de minimis exemption from mandatory Biodiversity Net Gain requirements, as it is not anticipated to affect more than 25 square metres of on-site habitat or 5 metres of linear habitat, and would not affect any priority habitat.

Please read the help text for further information why developments may be exempt or not in scope.

Evidence for 'de minimis' exemption claim

Government guidance strongly encourages the provision of evidence (e.g. plans and metric calculations) to allow the local authority to validate your exemption claim, even where the site is zero rated. Failure to submit sufficient information may result in your application being deemed invalid, delaying progress until it is provided.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

Please provide the date the onsite pre-development biodiversity value was calculated

dd/mm/yyyy

This should be either the date of the application, or an earlier proposed date

Please provide the projected post-development biodiversity value

Please provide the reference for any document or supporting file (for example, the completed biodiversity metric calculation) that supports the values and justification above and will allow the local planning authority to confirm that the impact on on-site habitats falls below the de minimis threshold, taking into account any on-site priority habitats.

Document/Plan:
Other (please specify)

Please specify:
Preliminary Ecological Assessment

Document name/reference:
Preliminary Ecological Assessment

Document/Plan:
Other (please specify)

Please specify:
Arboricultural Impact Assessment

Document name/reference:
Arboricultural Impact Assessment

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The proposed development relates to the refurbishment of an existing indoor tennis court. Upgrades the the drainage system relate to the renewal of existing guttering and downpipes on the building. The proposals will therefore not alter the existing drainage system.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ( ) Yes
- (x) No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ( ) Yes
- (x) No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

⊘ Yes
◯ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Unknown:
No

Monday to Friday:

Start Time:
06:30

End Time:
23:00

Saturday:

Start Time:
08:00

End Time:
23:00

Sunday / Bank Holiday:

Start Time:
08:00

End Time:
20:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

18/02/2026

Details of the pre-application advice received

Various email correspondence in February and March which confirmed the principle of the proposal is acceptable. It was also noted by the planning officer that the details of a satisfactory proposed construction access arrangements would be required, which should detail how contractors' vehicles would access the site without impacting the existing shared access and trees. Email correspondence also confirmed that the application scope should include a proportionate Heritage Statement, Arboriculturally Impact Assessment, and Acoustic Assessment.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of any individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of 1 of those owners.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

An appropriate Land Registry search has been undertaken to establish ownership interests in the application site. Whilst the applicant has been able to identify the majority of ownership interests, it has not been possible to identify the name and address of all parties.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
The Coach House

Number:

Suffix:

Address line 1:
Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
The Coach House

Number:

Suffix:

Address line 1:
Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
3

Suffix:

Address line 1:
Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
3

Suffix:

Address line 1:
Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
5a

Number:

Suffix:

Address line 1:
Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchetser

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
5 Parkfield Road South

Address Line 2:
Didsbury

Town/City:

Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Apartment 1

Number:

Suffix:

Address line 1:
5 Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Flat 2

Number:

Suffix:

Address line 1:
5 Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Flat 3

Number:

Suffix:

Address line 1:
5 Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Apartment 4

Number:

Suffix:

Address line 1:
5 Parkfield Road South

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 6DA

Date notice served (DD/MM/YYYY):
25/09/2026

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

25/09/2026

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Charlotte

Surname

Maynard

Declaration Date

28/09/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Lottie Hales

Date

28/09/2026