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28 September 2026

Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO: Manchester Planning Department

Dear Sir/Madam,

Northern Lawn Tennis Club Palatine Road Manchester M20 3YA
Indoor Tennis Court Refurbishment and Roof Replacement - Application for Full Planning Permission

On behalf of our client, Northern Lawn Tennis Club Ltd, please find enclosed an application (the "Application") for the refurbishment of the existing indoor tennis court (the "Proposed Development") at the Northern Lawn Tennis Club on Palatine Road, Manchester.

The proposed Description of Development for the Full Planning Permission is as follows:

"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."

The Applicant is Northern Lawn Tennis Club Ltd (the "Applicant").

Application Documentation

In addition to this Extended Covering Letter, the following documents have also been submitted to support this Full Planning Application. The scope of the Full Planning Application Documentation was reviewed by Manchester City Council ("MCC") and considered acceptable via email correspondence on 17th March 2026.

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Table 1 List of Supporting Information

Supporting Information	Prepared By:
Application Form, Notice Certificates	Deloitte LLP
Extended Covering Letter	Deloitte LLP
Site Location Plan	MRH Design
Suite of Planning Drawings (Please refer to Appendix A)	MRH Design
Design and Access Statement	MRH Design
Heritage Statement	Katherine Sather
Arboricultural Impact Assessment	Ascerta
Preliminary Ecological Appraisal	Ascerta
M&E Statement	Futureserv
Acoustic Assessment	Clement Acoustics
Outline Construction Traffic Management Plan	Arthian
Outline Construction Environmental Management Plan	Arthian
Asbestos Management Survey	Fibre Safe
Asbestos Completion of works Certificate	Greenfield Removals

Background

The Northern Lawn Tennis Club has been an established club in Didsbury for over a century, establishing itself at its current location in 1909.

The current indoor tennis court, built in 1969, is in a poor state of repair. Essential refurbishment is needed to ensure building safety, preserve the existing structure, and improve thermal performance and appearance.

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This Application relates solely to the refurbishment of the existing indoor tennis facility and the replacement of the roof. The Proposed Development does not expand or alter the use of the facility and instead focuses on safety and functionality concerns associated with the ageing structure.

The Application Site and Site Context

The Application Site ("the Site") is located within The Northern Lawn Tennis Club ("NLTC" or "The Northern"), West Didsbury, Manchester, and has long been used as an indoor tennis court. The Site is bound by open tennis courts forming part of the NLTC to the north and east and is enclosed by a small area of open land to the west and by residential properties to the south. The total Site area is 0.4235 Ha.

The principal access to the NLTC is from Palatine Road, immediately south of its junction with Lapwing Lane. This entrance provides access to the main club facilities and car park. A secondary access is available from Parkfield Road South via Linden Road. This entrance provides rear access to the club grounds and direct access to the Site, which is located in the southern part of the club.

The Site is well served by public transport. West Didsbury Metrolink stop (Line A) is located to the north of the Site and provides connections across Greater Manchester, including to Manchester City Centre. In addition, a number of bus routes operate along Palatine Road, providing access to the surrounding area.

The Site is situated within the Blackburn Park Conservation Area, which is bounded by Barlow Moor Road, Palatine Road Lapwing Lane and Wilmslow Road. The Conservation Area is characterised by large late 19th and 20th Century family houses with spacious gardens arranged along tree lined roads. The nearest listed building is the Grade II listed Church of St. Aidan which is located 80m southwest of the Site.

The Site is located entirely within Flood Zone 1. Manchester City Council Strategic Flood Risk Assessment (SFRA) indicates that the Site is located in the Didsbury Critical Drainage Area. There are no other environmental designations located within or adjacent to the Site.

The Site is not located within a Defra Air Quality Management Area and is approximately 100 m west of the closest area of the Manchester AQMA, which covers a small section of Palatine Road.

The existing indoor tennis court requires essential refurbishment to secure its longevity, safety and continued functionality. The indoor court is an important asset for NLTC, supporting year-round tennis provision and one of the largest tennis coaching programmes in the north of England.

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The Proposed Development

The Proposed Development comprises the refurbishment of the existing indoor court, including the replacement of the roof and other associated structural repairs. The proposed works include:

- Removal of the existing asbestos-containing roof and replacement with insulated roof panels.
- Replacement and alteration of the rooflight panels.
- Bricking up selected windows.
- Replacement of existing ventilation louvres, provision of two additional louvres and installation of mechanical ventilation.
- Replacement of the existing entrance and fire-escape doors.
- Removal of the external fire-escape stair and associated door, with the opening bricked up.
- Upgrading of roof drainage.
- Repainting of retained fire doors in black.

The proposals do not include increases to floorspace or a change to the established sporting use of the building. There will be no changes to the overall height or structure of the facility, and the replacement roof will maintain the existing pitch, ridge height and proportions. No changes to external lighting are proposed as part of these works.

Expected Benefits

- **Building condition:** replacement of the deteriorated roof and associated repairs would extend the useful life of the existing facility.
- **Acoustic performance:** the insulated replacement roof and bricking up of selected south-west-facing windows are expected to improve the acoustic performance of the building.
- **Thermal performance:** the replacement roof would improve the building envelope.
- **Appearance:** removal of the unused external stair and coordinated treatment of retained doors and windows would reduce visual clutter and refresh the building's appearance.

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Asbestos

An asbestos management survey and register prepared by Fibre Safe, dated September 2025, is submitted in support of this application. The survey identifies asbestos-containing materials present within the building at the time of inspection. However, since the survey was undertaken, a programme of asbestos remediation works has been completed at the Site on 23 January 2026.

A Works Completion Certificate prepared by Greenfield Removals is also submitted and confirms where asbestos removal works have already been undertaken, noting compliance with all relevant control measures for the safe removal, handling and disposal of asbestos-containing materials. These works do not form part of the current planning application.

As a result of the completed remediation works, the remaining asbestos-containing material and associated risk relates to the existing roof, the removal and replacement of which forms part of the proposed refurbishment works.

Prior to the commencement of any development, an appropriate asbestos risk assessment and management plan will be prepared and implemented to ensure that all remaining asbestos-containing materials are managed and removed safely and in accordance with relevant legislation and best practice guidance.

The proposals are further detailed in the Design and Access Statement and planning drawings, prepared by MRH Design, submitted in support of this application.

Construction and Operational Access

<u>Construction Access</u>

The NLTC is located within an established residential area and construction access has been carefully considered through the accompanying outline Construction Traffic Management Plan (CTMP) and outline Construction Environmental Management Plan (CEMP) prepared by Arthian. Construction traffic will be managed through a two-tier access strategy designed to minimise impacts on neighbouring residents, club users and the local highway network.

The Club's main car park, accessed directly from Palatine Road, will serve as the primary point of access for large construction deliveries. Larger deliveries, including longer construction materials, will be brought to the site via this route and temporarily unloaded within a designated set-down area in the main car park. Materials will then be transferred to the works area using smaller construction vehicles via the southern access lane from Linden Road. Smaller construction vehicles associated with the refurbishment works will

access the site from Parkfield Road South via the existing southern access lane (Linden Road). Large vehicles, including articulated HGVs, will not use the southern access lane.

Construction traffic associated with the development is expected to be relatively modest, with typical servicing and delivery movements anticipated to range between 6 and 14 two-way vehicle movements per day, increasing to a peak of between 12 and 24 two-way movements during the busiest phases of construction. Deliveries will be pre-booked, managed through defined delivery windows and scheduled to avoid peak traffic periods, club events and sensitive times for neighbouring residents. No construction vehicles will be permitted to queue or wait on surrounding residential streets.

The CTMP includes a range of mitigation measures to ensure safe and efficient site operation, including vehicle routing via Palatine Road, use of banksmen where required, controls on contractor parking, maintenance of neighbour access, protection of pedestrian and cyclist movements, and ongoing monitoring of construction traffic and community impacts. The appointed Principal Contractor will be responsible for implementing and maintaining these measures throughout the construction period.

Further details in relation to access and construction arrangements can be found within the accompanying CEMP and CTMP.

Operational Access

The operational access arrangements for the NLTC will remain unchanged following completion of the refurbishment works. The scheme is limited to the refurbishment of the existing indoor tennis court and does not alter the Club's operations, access strategy or parking provision. Access from Palatine Road and Parkfield Road South will therefore continue to serve the Club as at present.

Roof Drainage

The existing roof drainage system will remain the same as current, with upgrading works relating to the renewal of existing guttering and downpipes. The proposals therefore do not materially alter the existing drainage strategy, arrangements or discharge points.

Lighting

No additional external lighting is proposed as part of the development. In addition, the proposed roof lights have been designed to extend from eaves to ridge, rather than gable to gable, thereby reducing their overall area. As a result, it is expected that levels of external light spill will be reduced compared to the existing arrangement.

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Pre-Application Engagement

Pre-application stakeholder engagement has been undertaken to inform a range of key stakeholders of the Proposed Development as it has evolved in response to the project brief, planning policy and site-specific circumstances. The engagement sought to inform stakeholders, address questions and obtain feedback on the emerging proposals.

In line with MCC's Statement of Community Involvement (2018) ("SCI") and as agreed with the Local Planning Authority and Ward Councillors, the following pre-application stakeholder engagement has taken place to date:

- Engagement throughout the process with MCC's Local Planning Authority;
- Engagement with statutory consultees, as relevant, including Historic England;
- Engagement with Ward Councillors and local community representatives via a Councillor Briefing and letter drop to the neighbouring residents.

MCC Local Planning Authority

Pre-application engagement regarding the Proposed Development was held with the planning officers at Manchester City Council at various points throughout 2026. The application has been prepared having regard to that advice.

Key areas of discussion included:

- 18th February 2026: Email correspondence with MCC planning officers confirmed the principle of the proposal is acceptable. It was also noted by the planning officers 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.
- 17th March 2026: Email correspondence confirmed the application scope should include a proportionate Heritage Statement, Arboricultural Impact Assessment, and Acoustic Assessment which should relate to both noise breakout and external equipment.
- 1st September 2026: An email was sent notifying Manchester City Council Planning officers of the consultation approach and timeframes. Additionally, the material specification for the proposed roof replacement was issued.

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Historic England

A briefing email outlining the proposal was sent to Historic England on 22 July 2026, inviting any comments on the scheme. At the time of writing, no response has been received.

As set out in the Heritage Statement submitted in support of this Application, the proposed works will not adversely affect the character or appearance of the Blackburn Park or Albert Park Conservation Areas, nor the setting of nearby listed buildings. The Heritage statement concludes no harm to the significance of these heritage assets. The Proposal is also expected to deliver a modest visual enhancement to the ageing indoor tennis court structure.

Local Engagement

Councillor Briefing

Briefing emails were issued to the Ward Councillors on 21 July 2026 outlining the proposals and offering the opportunity for a briefing meeting.

A briefing meeting was held on 21 August 2026 with Ward Councillors and representatives of the Local Planning Authority. The session included a site walkover, and a presentation of the proposed refurbishment works, including the rationale for the scheme, the design proposals and the supporting technical considerations. As one Ward Councillor was unable to attend the initial meeting, a further briefing was held on 2 September 2026 to ensure all members had the opportunity to review and discuss the proposals.

During the meetings, the need for the refurbishment works, the scope of the proposals and the benefits of securing the long-term use of the indoor tennis facility were discussed. Councillors were provided with an overview of the supporting technical information submitted with the application, including the measures proposed to minimise impacts on neighbouring residents during both the construction and operational phase.

The applicant explained that local residents will be notified of the Proposed Development through a consultation letter outlining the proposed works and providing a period (as outline below) for comments to be submitted prior to the planning application being lodged. Having regard to the scale and nature of the Proposed Development, which is limited to the replacement of the existing roof and refurbishment of an existing indoor tennis court, the proposed consultation strategy is considered proportionate and appropriate to the extent of the works proposed.

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Public Engagement

Letters notifying local residents of the Proposed Development were distributed to properties in the immediate vicinity of NLTC on 3 September 2026. In total, 162 addresses were sent a letter. A map showing the extent of the letter drop is provided in Appendix B.

All those in receipt of a letter were offered the opportunity to seek clarification on technical aspects of the Proposed Development by 18 September 2026 through correspondence to ukdeloitteconsultation@deloitte.co.uk.

It was confirmed that any points raised will be reviewed and addressed as part of the submission where relevant.

Feedback

One response was received during the engagement period. Table 2 below outlines the feedback received and how the Applicant has responded.

Table 2: Engagement Feedback and Applicant's Response

Comments received	**Response**
Comment received requesting that residential access and parking arrangements are maintained throughout the construction period, and that this requirement is reflected within the Construction Traffic Management Plan and contractor parking strategy.	The Applicant acknowledges the importance of maintaining residential access and parking arrangements throughout the construction period. The accompanying Construction Traffic Management Plan (CTMP) with this application sets out that all construction deliveries are to be pre-booked and managed, with drivers instructed not to wait on surrounding streets or obstruct access routes. The CTMP also confirms that construction staff parking will be actively managed, and that construction staff parking will not be permitted on surrounding residential streets.

As noted above, one comment was received during the consultation period, relating to the maintenance of residential access throughout the construction phase of the Proposed Development. The planning application addresses this matter in detail, with the Applicant's response summarised above.

The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

This Section sets out the policy framework which forms the basis for the consideration of the Proposed Development.

Planning Framework

The Local Development Plan for Manchester City Council comprises:

- Manchester Core Strategy (2012) and its Addendum (2024);
- Saved Policies of the Manchester Unitary Development Plan (1995); and,
- Greater Manchester Combined Authority Places for Everyone Plan (PfE Plan) (2024).

Other material considerations of relevance to the Proposed Development are as follows:

- The National Planning Policy Framework ("NPPF") (2026);
- Planning Practice Guidance (PPG);
- Supplementary Planning Documents ("SPDs").

A revised NPPF was adopted in August 2026, and as such has been considered against the context of this Application.

MCC consulted on their Regulation 19 Draft Local Plan from 17 August to 28 September 2026. Submission to the Planning Inspector is expected in December 2026. Given the stage of its preparation, the emerging Local Plan provides an indication of the future direction of travel for planning policy in Manchester.

However, as the draft Local Plan has not yet been submitted for examination, it is therefore not considered at an advanced stage of preparation. Consequently, only very limited weight is afforded to its policies in accordance with the NPPF.

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Relevant Planning Policies and Material Considerations

Table 3 Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and its Addendum (2024)	Policy SP1 (Spatial Principles) Policy EC9 (South Manchester) Policy EN1 (Design Principles and Strategic Character Area) Policy EN3 (Heritage) Policy EN9 (Green Infrastructure) Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Policy EN10 (Safeguarding Open Space, Sports and Recreation) Policy EN15 (Biodiversity and Geological Conservation) Policy DM1 (Development Management)
Saved Policies of Manchester Unitary Development Plan (1995)	Policy DC18.1 (Conservation Areas) Policy DC26 (Development and Noise)
The Greater Manchester Combined Authority Places for Everyone Plan (2024)	Policy JP-P1 (Sustainable Places) Policy JP-P2 (Heritage) Policy JP-P7 (Sport and Recreation)
NPPF (2026)	Chapter 4 (Achieving sustainable development) Chapter 5 (Meeting the challenge of climate change) Chapter 19 (Conserving and enhancing the natural environment)

Document	Policy
	Chapter 20 (Conserving and enhancing the historic environment)
Planning Practice Guidance	Noise (2019) BNG (2026)
SPD – Guide to Development in Manchester (2007)	Chapter 2 (Design)

Principle of Development

Relevant Policies / Material Considerations

- PfE Plan Policy JP-P7 emphasises the importance of promoting healthy lifestyle and supporting the provision of sports and recreational spaces.
- Core Strategy Policy SP1 includes making a positive contribution to health as well as protecting or enhancing the built environment.
- Core Strategy Policy EN1 states that all development in Manchester is expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located.
- Core Strategy Policy EN4 details that refurbishment schemes, and the reuse of building materials will be encouraged where possible.
- Core Strategy Policy EN10 sets out that the Council will seek to retain and improve existing sports and recreation facilities, and proposals will be supported where they improve quality.
- NPPF 2026, Chapter 4 sets out that development proposals should be directed towards sustainable locations by promoting growth within settlements, supporting appropriate infrastructure and encouraging the efficient use of land and existing buildings.
- NPPF 2026, Chapter 5 states that substantial weight should be given to the benefits of improving the energy efficiency and resilience of existing buildings and supports proposals which take advantage of the reuse of existing materials and structures.

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Applicant's Response

The Applicant seeks to secure the long-term viable use of the Site, an indoor tennis court located in Didsbury, through the refurbishment of the existing indoor court.

As detailed in the Site and Site Context section of this Letter, the Site has historically operated as a tennis facility and represents a well-established recreational use within the area. However, the existing building is no longer fit for purpose, being in a dilapidated condition and requiring significant works to enable its continued safe use. The Proposed Development will improve the quality, durability and functionality of the facility, ensuring its long-term operation as a sports and recreational asset. In doing so, the proposals support the continued provision of a valued community sports facility and accord with Core Strategy Policy EN10 and Places for Everyone Policy JP-P7.

The Proposed Development is also consistent with Core Strategy Policy EN4, which supports the refurbishment of existing buildings and the reuse of materials as a means of reducing embodied carbon. By prioritising the repair and enhancement of the existing structure, rather than demolition and redevelopment, the proposals minimise the carbon impacts associated with construction. Furthermore, the refurbishment will improve the energy efficiency of the building, delivering clear environmental benefits. The scheme therefore accords with national policy, which supports the reuse of existing structures and materials and gives substantial weight to proposals that improve the energy efficiency and resilience of existing buildings.

More broadly, the proposals represent a sustainable form of development through the refurbishment of an established recreational facility on an existing developed site. The scheme enhances the quality, longevity and energy efficiency of the building while supporting the continued provision of community sporting infrastructure. As such, the proposals accord with the NPPF's principles of sustainable development by delivering environmental improvements and making efficient use of previously developed land.

The Site is located within the Blackburn Park Conservation Area, which is characterised by substantial residential properties set within generous green spaces. The proposed works are limited in scale and comprise the refurbishment of the existing building, including replacement of the roof covering. The proposals will not alter the building's overall footprint, height or form and will therefore result in only a minor change to its appearance. As such, the Proposed Development will preserve the character and appearance of the Conservation Area and accords with Core Strategy Policy EN1. A full assessment of the heritage impacts arising from the Proposed Development is contained within the accompanying Heritage Statement. The relevant planning policy considerations in relation to heritage are addressed below.

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Heritage

Relevant Policies / Material Considerations

- Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- Core Strategy Policy EN1 notes developments should duly consider the City of Manchester's heritage and continue the rich pattern of activity.
- PfE Plan Policy JP-P2 stresses the importance to "positively conserve, sustain and enhance our historic environment and heritage assets and their settings".
- Saved Policy DC18.1 of the Manchester Unitary Development Plan and Paragraphs 11.41-11.46 of the Guide to Development in Manchester note that proposals should preserve and enhance the character of the conservation area.
- National decision-making policy HE4 of the NPPF (2026) recognises heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance, accordingly development proposals should:
    - Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and b.
    - Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

Applicant's Response

The Site is located within the Blackburn Park Conservation Area, which is characterised by large residential properties, gardens and tree-lined roads. The Proposed Development comprises internal refurbishment and replacement of the existing roof, with only limited external alterations. On this basis, the works are expected to maintain the existing character and appearance of the Blackburn Park Conservation Area.

As set out in the Heritage Statement prepared by Katherine Sather & Associates, the Site makes a neutral contribution to the setting, significance and character of the Blackburn Park Conservation Area. The Heritage Statement concludes that the Proposed Development will have a neutral impact on the Blackburn Park Conservation Area.

The Heritage Statement also concludes that the Proposed Development will have a neutral impact on the Albert Park Conservation Area, located to the south of the Site.

Two Grade II listed heritage assets are located in the vicinity of the Site: the Church of St Aidan, to the west of the Site, and the Shaare Hayim Synagogue (Old Lansdowne Road), located further to the west. There is no intervisibility between the Site and these listed assets, and the Proposed Development will not alter the scale of the building, therefore the Heritage Statement assesses the works as having a neutral impact on the significance and setting of these listed assets.

Overall, the Proposed Development will not change the established use of the Site or the general character of the area. As confirmed in the Heritage Statement, the works will not adversely affect the character or setting of the Blackburn Park or Albert Park Conservation Areas, or the setting of nearby listed buildings, and is consequently assessed as causing no harm to the affected heritage assets. Further the Proposed Development is considered to provide a slight visual improvement to the ageing indoor tennis court structure. The proposals are therefore considered to accord with national policy, Core Strategy Policies EN3 and EN1, Saved Policy DC18.1 of the Manchester Unitary Development Plan, and PfE Plan Policy JP-P2.

Amenity Considerations

Relevant Policies / Material Considerations

- Core Strategy Policy DM1 requires that all development should consider specific issues related to the nature of the development.
- Core Strategy DM1 sets out that development should have regard to the character of the surrounding area and effects on amenity, including noise, vibration, existing hazardous installations.
- Saved Unitary Development Plan (1995) Policy DC26– Development and Noise seeks to ensure that development does not create unacceptable noise impacts on existing receptors and that new development is not adversely affected by existing noise sources.
- PPG Noise (2019) sets out noise impacts to be considered at an early stage, ensuring that development both minimises noise impacts and responds appropriately to the existing acoustic environment.

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Applicant's Response

The Proposed Development comprises refurbishment works to the existing indoor tennis court, including replacement of the existing asbestos roof, upgraded rooflights, replacement ventilation louvres, installation of a mechanical ventilation system and associated repair works. Given the proximity of neighbouring residential properties, the proposals have been carefully designed and assessed to ensure that residential amenity is protected throughout both the construction and operational phases, in accordance with Core Strategy Policy DM1 and Policy DC26.

In line with the approach agreed with the Local Planning Authority, an appropriately worded condition is expected to secure the submission and approval of an asbestos removal method statement and risk assessment prior to the commencement of the relevant roof removal works.

Construction Impacts

Construction impacts have been considered through the accompanying outline Construction Environmental Management Plan (CEMP) and outline Construction Traffic Management Plan (CTMP), which establish a comprehensive framework for controlling noise, vibration, dust, traffic and general disturbance during the works.

The construction programme is anticipated to last approximately six months and will be undertaken during controlled working hours of 08:00 to 17:00 Monday to Friday, with no routine weekend working.

To minimise noise and vibration impacts during construction, the CEMP provides a range of mitigation measures including:

- restriction of construction activities to agreed working hours;
- use of modern, well-maintained plant and equipment;
- location of generators and static plant away from residential receptors where practicable;
- careful programming of higher-noise activities;
- avoidance of unnecessary vehicle idling and reversing;
- use of banksmen for constrained vehicle movements;
- ongoing monitoring and prompt investigation of any complaints received.

Given the nature of the proposals, which comprise refurbishment works rather than major demolition, piling or excavation works, significant vibration effects are not anticipated.

Dust and air quality impacts will similarly be controlled through measures including water suppression, covered material storage, and regular inspections. Further measures are outlined within the Construction Environmental Management Plan prepared by Arthian.

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Operational Noise and Amenity

The Proposed Development will not alter the established use of the Site as an indoor tennis facility. Instead, the refurbishment will improve the performance of the existing building envelope and secure the long-term viable use of the facility.

An accompanying Noise Impact Assessment, prepared by Clement Acoustics, demonstrates that the replacement roof, upgraded façade elements, replacement louvres and associated building improvements will improve the acoustic performance of the building when compared to the existing situation. The assessment specifically concludes that replacement of the existing ventilation louvres presents an opportunity to achieve a better acoustic performance than the existing building and reduce noise breakout from indoor tennis activities.

Noise modelling indicates operational noise levels of between 27 dB(A) and 35 dB(A) at the nearest neighbouring façades and gardens. These levels are more than 15 dB below the existing daytime ambient noise environment, indicating that the indoor tennis activities will not represent a dominant or intrusive source of noise.

The proposed mechanical ventilation equipment will be located within the building envelope and designed to meet strict plant noise criteria, ensuring that noise from mechanical equipment remains below recognised residential amenity thresholds.

Accordingly, as stated within the Noise Impact Assessment, the Proposed Development is expected to comply with the relevant criterion for tennis court noise. Consideration has also appropriately been given to mitigating and limiting potential amenity impacts during construction. The proposals therefore accord with Core Strategy Policy DM1 and the Noise PPG guidance.

In relation to lighting, no additional external lighting is proposed as part of the development. The overall area of rooflights has been reduced compared to the existing roof structure. In addition, as detailed within the accompanying M&E Statement prepared by Futureserv, the proposals incorporate lighting controls for internal lighting, including absence detection, to ensure that internal lighting is only in operation when the courts are in use. Collectively, these measures demonstrate that careful consideration has been given to managing potential light emissions and ensuring the proposals represent a well-considered replacement of the existing facility.

Environmental Considerations

Relevant Policies / Material Considerations

- Policy EN15: Biodiversity and Geological Conservation - seeks to ensure that development protects biodiversity and geodiversity by requiring applicants to assess ecological impacts and avoid, mitigate or compensate for any harm.

- Policy EN9: Green Infrastructure - requires development proposals to protect and maintain existing green infrastructure, ensuring that its quality, quantity and functionality are retained.

- National decision-making policy N2 of the NPPF (2026), seeks to ensure that development contributes positively to the natural environment, conserves existing natural features and should avoid significant harm to biodiversity, with any adverse impacts mitigated or compensated for.

- Planning Practice Guidance (2026) – Biodiversity Net Gain

Applicant's Response

The proposed refurbishment works have been informed by a Preliminary Ecological Appraisal (PEA) and Arboricultural Impact Assessment (AIA) prepared by Ascerta, both of which conclude that the scheme will give rise to very limited environmental effects. 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.

The PEA identifies that the application site is predominantly hardstanding and developed land, with only small areas of scrub and ruderal vegetation present. These habitats are assessed as being of low ecological value and no statutory or non-statutory nature conservation sites would be affected by the proposals. The existing building was found to have negligible potential to support roosting bats, and no evidence of protected species, including bats, badgers, reptiles, amphibians or water voles, was identified during the survey. The only potential ecological constraint relates to nesting birds associated with existing vegetation and the building, which can be appropriately managed through timing of works or pre-commencement nesting bird checks.

The Arboricultural Impact Assessment confirms that the refurbishment works will not require the removal of any trees and will result in a neutral impact on existing canopy cover. While there is potential for indirect effects on retained trees during the construction phase, these can be mitigated through standard tree protection measures, including protective fencing.

Having regard to the findings of the PEA and AIA, 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.

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Overall, the proposals accord with National Policy and Policy EN15 and EN9 of the Manchester Core Strategy, which requires development to protect biodiversity and green infrastructure assets.

Conclusion

The Proposed Development has been comprehensively assessed against the policies of the development plan and all other relevant material considerations. The assessment demonstrates that the proposals will secure the long-term retention and improvement of an established sports facility through the sensitive refurbishment of the existing indoor tennis court, whilst preserving the character and appearance of the Blackburn Park Conservation Area and avoiding harm to nearby heritage assets. The supporting technical evidence confirms that the scheme will not give rise to unacceptable impacts on neighbouring amenity, ecology, trees, access and that appropriate measures are proposed to manage construction-related effects. Furthermore, the refurbishment will improve the condition, energy efficiency and overall longevity of the building. Taken as a whole, the Proposed Development accords with the relevant policies of the development plan and other material considerations and therefore merits the support of the Local Planning Authority.

Summary

This Application is submitted via the Planning Portal under reference: PP-15217124.

A detailed assessment of the Proposed Development has been undertaken against planning policies at all levels as set out within the body of this Letter.

A fee has been paid, in relation to the planning permission only, to Manchester City Council for £1,694, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleague Charlotte Maynard ([redacted]) or Lottie Hales ([redacted])

Yours sincerely

Deloitte LLP

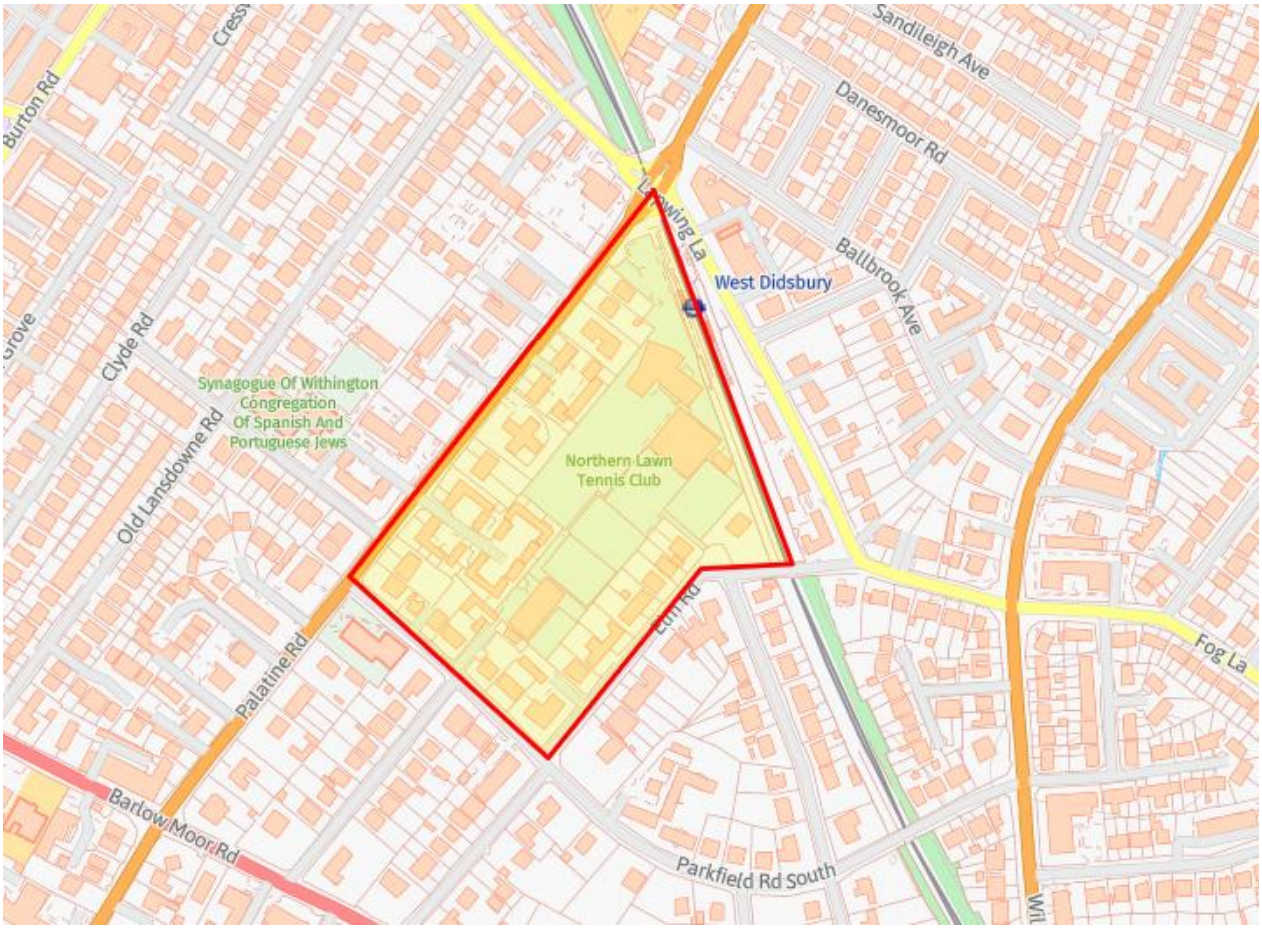
For Deloitte LLP
Encl

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Appendix A – Full List of Drawings

- Existing – Location Plan – 2025-34-MRH-103
- Proposed – Location Plan – 2025-34-MRH-203
- Existing – Block Plan – 2025-34-MRH-102
- Existing – Elevations and Sections – 2025-34-MRH-100
- Existing – 3D Birds Eye Views – 2025-34-MRH-104
- Proposed – Elevations and Sections – 2025-34-MRH-200
- Proposed – Block Plan – 2025-34-MRH-202
- Proposed – 3D Birds Eye View – 2025-34-MRH-204
- Northern Lawn & Tennis Club, Design and Access Statement

Appendix B – Letter Drop Zone



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