

**Our Ref:** 2023-019  
**Your Ref:** 70619

FAO Claire Booth  
Bury Metropolitan Borough Council  
Development Control  
The Planning Service  
3 Knowsley Place  
Bury  
BL9 0EJ

Northspring, 6th Floor,  
70 Spring Gardens,  
Manchester M2 2BQ  
E: [info@njlconsulting.co.uk](mailto:info@njlconsulting.co.uk)  
[www.njlconsulting.co.uk](http://www.njlconsulting.co.uk)

13<sup>th</sup> June 2024

**By email only**

Dear Sir/Madam,

**Application Ref: 70619 - Submission of Amended Drawings**

Following receipt of comments on 31<sup>st</sup> May 2024, please find enclosed an updated drawing pack. For the avoidance of doubt, the updated drawing pack (incl drawing numbers) are listed below:

| Plan                                | Reference |
|-------------------------------------|-----------|
| Proposed Site Plan                  | PL-08K    |
| Proposed Kiosk Plans and Elevations | PL-09D    |
| Proposed Elevations                 | PL-10D    |

The table below takes each constituent point raised and provides a response.

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant Response                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The location of the Proposals and their impact on the recreation use of the wider site:</p> <ul style="list-style-type: none"><li>Obstruction of the current open access to the Playing Field and Pitches on the wider Maccabi site.<ul style="list-style-type: none"><li>The proposals seek to abut the concrete path which surrounds the existing 5-aside pitch/ Multi Use Games Area (MUGA). and field at the rear and also prevent Spectators watching the players on the 5-aside pitches who stand on this Path. Access is also restricted to the wider recreation site due to the presence of what appears to be a smaller pitch.</li><li>The Parks department has requested the area between the side elevation of the proposed Pavilion and the existing MUGA should be <u>at least</u> 3 metres wide, to ensure the usability of the wider recreation area is not compromised. This may be reduced to 2.5m wide if it can be demonstrated that other pedestrian routes can be made to the rest of the Macabbi recreation site.</li><li>The proposed Serving Hatch onto the existing concrete Path would cause serious congestion in this location and would further restrict the current open access to the wider recreation area.</li></ul></li></ul> | <p>The pavilion has now been replaced by a kiosk and small changing room.</p> <p>This provides the required separation distance between Pure Padel's operation and the existing MUGA. The service hatch has now been omitted.</p> |
| <p>Proposed Changing Rooms:</p> <ul style="list-style-type: none"><li>The LPA also questions whether the Proposed</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Users of the facility will have the choice between either using</p>                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Changing Area is large enough. We have sought advice from Sports England and the Lawn Tennis Association about this. If the proposed changing rooms are considered to be large enough, the size of the proposed building should be reduced by half so it is clearly subordinate to the main Club House on the Maccabi site                                                                                                                                                                                                                                                                                                                                                                   | the PP changing rooms or the changing rooms within the Maccabi Centre. There is therefore sufficient space available.                                                                              |
| <p>The Proposed Pavilion appears to include a café area:.</p> <ul style="list-style-type: none"> <li>• Café uses are Town Centre uses. Applications for such uses should be accompanied by a Retail Impact Assessment. However, please be aware, a café use of the scale proposed is highly likely to be unacceptable to the LPA, particularly as there is a Club House on the wider site. The Pavilion proposed should be subordinate to the main Club House, not a separate entity.</li> <li>• The size of the proposed Kitchen, Eating Area and Outside Seating Area is wholly disproportionate to the size of the proposed changing rooms. This is not acceptable to the LPA.</li> </ul> | The change from a pavilion to a kiosk is considered to satisfactorily address this point.                                                                                                          |
| <p>Replacement Trees required</p> <ul style="list-style-type: none"> <li>• Since the LPA provided Pre-App advice, the Council has adopted a new Development Plan, the Greater Manchester Places for Everyone Joint Development Plan has been adopted. Policy JP-G7: Trees and Woodland requires replacement planting on a 2:1 basis. All replacement trees should be native.</li> </ul> <p>If the proposed Pavilion building is made smaller, less trees may need to come out.</p>                                                                                                                                                                                                           | The Applicant would be agreeable to a condition to secure a full landscaping scheme including details of tree replacement on a 2:1 basis, prior to above ground works.                             |
| <p>Pedestrian Access through the site</p> <ul style="list-style-type: none"> <li>• Transport for Greater Manchester, TfGM have requested a safe pedestrian route be provided through the site with appropriate lighting, and, The proposed pedestrian route is shown on the proposed site plan.</li> <li>• TfGM has requested that secure and covered Cycle Parking is provided. Secured cycle parking will be provided. Detailed specification can be secured via condition prior to installation.</li> </ul>                                                                                                                                                                               | <p>The proposed pedestrian route is shown on the proposed site plan.</p> <p>Secured cycle parking will be provided. Detailed specification can be secured via condition prior to installation.</p> |
| <u>PfE Policy JP-S2: Carbon and Energy</u> – This requires an Energy Statement to accompany applications. Please note the interim position given within this Policy until 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The scheme will be built to meet Part L Building Regulations.                                                                                                                                      |
| <u>PfE Policy JP-C2: Digital Connectivity</u> – This Policy requires all new development to have full fibre to premises connections, unless technically infeasible and/or unviable and to facilitate the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.                                                                                                                                                                                                                                                                                                                                                                          | WiFi will be installed.                                                                                                                                                                            |
| <u>PfE Policy JP-G7: Trees and Woodland</u> – Please demonstrate replacement Planting on a 2:1 basis can be achieved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The Applicant would be agreeable to a condition to secure a full landscaping scheme including details of tree replacement on a 2:1 basis, prior to above ground                                    |

|  |        |
|--|--------|
|  | works. |
|--|--------|

**Summary**

We consider that the updated plans satisfactorily address the comments received on 31<sup>st</sup> May 2024. However, should you require any further clarifications then please do not hesitate to contact me.

Kind regards,



Oliver Eves  
Associate Director

**For and on behalf of NJL Consulting**