

01 October 2026

NORTH PLANNING & DEVELOPMENT

Bury Council
Planning & Building Control
Town Hall
Knowsley Street
Bury
BL9 0SW

2nd Floor
Tay House
300 Bath Street
Glasgow
G2 4JR

Dear Sirs,

POWERLEAGUE FIVES LTD & BURY COLLEGE

**PROPOSED ALTERATIONS TO PART OF EXISTING OUTDOOR SPORTS FACILITY, INCLUDING
INSTALLATION OF ENCLOSURE BOARDS, SYNTHETIC PLAYING SURFACE, CANOPIES,
LIGHTING, CREATION OF TOUCH PADEL COURT AND ASSOCIATED WORKS AT
POWERLEAGUE, MARKET STREET, BURY BL9 0DB**

This letter supports a planning application submitted on behalf of Powerleague Fives Ltd & Bury College for the above-mentioned works at Powerleague, Bury.

The application seeks planning permission to install new enclosure boards, synthetic surfacing, canopies, and columns and lights, all to facilitate the use of two existing sports pitches for padel tennis. The application also includes for works to construct a new single touch padel court.

Use of the existing and consented sports pitches for Padel tennis does not require planning permission as both the current and intended future uses are classed as outdoor sports uses under the Town and Country Planning (Use Classes) Order 1978 (as amended), Class F2 (c).

This application duly seeks approval for the physical works that require planning permission, namely the installation of enclosure boards, canopy and lighting, and the application should be determined relative to these matters only.

It follows that Sport England are not a statutory consultee in this instance as proposals affecting small-sided football facilities such as 5-a-side pitches do not fall within the relevant definitions for statutory consultation with Sport England. Whilst Sport England may be consulted, this would be on a non-statutory basis with the weight to be attached to any comments made and procedural implications being duly affected. There will be no net loss of sports pitch provision at this site.

The Application Site

The application site forms part of the existing Powerleague outdoor football facility located within the Bury College Campus at Market Street, Bury. It comprises an area to the south west corner of the Powerleague site, measuring approximately 0.1ha and comprising two five-a-side pitches.



The site is located within the urban area, and adjacent to Bury College, Sports Centre and Athletics club, with the open space to the south used as playing fields.

The existing Powerleague Bury facility comprises eight artificial grass pitches (AGPs), with six 5-a-side and two 7-a-side synthetic pitches. All pitches currently benefit from enclosure boards, fencing and floodlighting. The facility also has a clubhouse building which provides changing facilities, a café/bar, function room, and there is a dedicated access and surface-level car park.

The College use the pitches between 9am and 5pm, Monday to Friday, during term time, and Powerleague operate commercially in the evenings and at weekends.

Proposed Development: Powerleague Bury

This predominant part of the application seeks planning permission for works that will facilitate the conversion of an existing football pitches for use as three standard and one touch Padel tennis courts. The submitted drawings provide details of the proposed works and involve the installation of new enclosure boards, synthetic surfacing, canopies, and columns and lights.

Each standard court will measure 10m x 20m to accommodate four players on each, and the touch Padel court is for use by four players, but on a smaller court measuring 6m x 12m.

The proposed works include installation of a synthetic playing surface and clear glazed panel enclosures with mesh fencing. The associated canopy, formed in sub-canopies over each padel court, will stand separate to the padel court structures, finished in a translucent opal fabric with internal lighting installations. The proposed canopy does not full enclose each court but is designed to allow use of the Padel courts all year round, in all weathers.

Planning Policy

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

This statement includes analysis of the proposal against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

As a consented, established and operational sports use, assessment against the provisions of the development plan is focussed on the proposed installation of equipment and infrastructure.

Located within the Bury College Campus, and adjacent to its' playing fields and sports infrastructure, proposals affecting the application site will relate to policies concerned with the Campus, development within the urban area, the protection of recreation provision and outdoor sports facilities, as well as design and amenity.

Bury Council Policy Framework

The Bury Unitary Development Plan (1997/2007), soon to be superseded by the emerging Bury Local Plan.

UDP CSP5 - Open Space/Sport/Recreation seeks to enhance, maintain and protect the plan area's open space, sports and leisure assets. The proposal seeks to upgrade the existing pitches and to provide an enhanced sports offer to the local community, in full compliance with this policy.

UDP Strategic Aim 2 (SA2) is to facilitate delivery of the best of healthy urban living in the development of the conurbation and to ensure that new development makes adequate provision for all necessary community facilities including health care, education, sports and recreation and leisure and that the quality and accessibility of existing facilities are enhanced and retained where they provide for the justified community needs. As an investment and upgrade of an existing sports facility that contributes to the local community, this strategic aim is supported by the proposal.



Figure NPD1: Bury Publication Local Plan Proposals Map Extract

Bury Local Plan (Published)

LP – OS1: Protected open space, sport and recreation

This proposal to retain and enhance an existing sports provision is fully in line with this policy, Specifically, it improves the range of sports available, and enhances the facilities with a covered, all weather provision accessible for a broader range of players. The proposal also encourages the dual use of education recreation facilities by the wider community. There will be no loss of open space, sport and recreation facilities as a result of this proposal.

LP-GI1: Green Infrastructure

The proposed development will not impact upon the role and function of the green infrastructure at this location.

The Places for Everyone (PfE) (2024) joint development plan document (DPD) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth. Policies in the DPD supersede many of those in the UDP

PfE Policy J-P1 Sustainable Places – the proposed works will introduce a new sports offer to this community on an existing outdoor sports pitch site. Sustainably designed to withstand climate challenges, in-keeping with its campus environment and offering a range of health and well being benefits, the development can be seen as meeting the objectives of this policy.

PfE Policy JP-P5: Education, Skills and Knowledge – the proposals offer a significantly enhanced

sports and recreation facility to Bury College for exclusive use during daytime hours, benefitting the wider College community.

PfE Policy JP-P7: Sport and Recreation seeks to protect and enhance a network of high quality and accessible sports and recreation facilities with the aim of supporting greater levels of activity for all ages. The introduction of Padel to this location, via the proposed works, is in full compliance with this policy. The sport itself attracts and facilitates access for a much broader range of players, in part achieved by the accessible design and covered court element of the proposal.

National Planning Policy Framework 2026

S3 establishes the presumption in favour of sustainable development, with decisions on development proposals required to apply this presumption. As relevant to this proposal, S3 (a) requires that Policy S4 should be applied when assessing proposals within settlements, and criteria S3 (c) requires that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

As a proposal relating to existing recreational land and facilities, the proposal is assessed against HC7

below.

HC7: Development affecting existing recreational land and facilities

1. Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:
 - a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves; or
 - c. The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; or
 - d. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

The proposals subject of this application are for alteration and maintenance of an open space/sporting facility. There will be no loss of existing sports provision.

A statement of utilisation of the existing facility for football use is submitted. The pitches proposed to be used for padel tennis are demonstrated as surplus to operational requirements for 5-a-side football use and that demand can be accommodated on the remaining pitches, with the introduction of padel use as a result of these proposals securing a range of benefits in terms of community and school use, wider health benefits, and uplift in use of the overall sporting facility by making provision to meet the strong demand for padel.

The proposed development thereby protects and maintain the use of this land for outdoor sport and recreation, in line with the requirements of HC7.

In summary, there will be no loss of sports pitch use as a result of the proposal. Benefits include increased utilisation of the facility by a broader profile of users and the wider community advantages of facilitating the introduction of padel through the installation of equipment subject of this application, are supported by the NPPF.

Community Infrastructure Levy

The development would not be CIL liable as the proposal does not trigger a requirement for contributions.

Conclusion

In line with aims of the NPPF, the proposed development will improve and diversify the provision of sport and recreation facilities on the site. It will contribute to development plan objectives to enable

and support healthy lifestyles through the provision of sports facilities, providing greater access to opportunities for sport and recreation, which can make an important contribution to the health and wellbeing of the local community.

As an application to install infrastructure to enhance the existing local sports and leisure provision on existing sports pitches, this submission confirms our client's proposals to be in full compliance with the development plan and that there are no material considerations which indicate that the application should not be supported. As such, the proposed development is commended to the Council and we respectfully request that planning permission is granted

We trust that the enclosed information is in order and that this application can be registered as valid and duly progressed. Should you require any further information, please do not hesitate to contact us.

Yours sincerely,



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