



Planning / Sequential Test

Unit 1, Bridgefield Street, Radcliffe, Manchester, M26 2SG

Prepared By:

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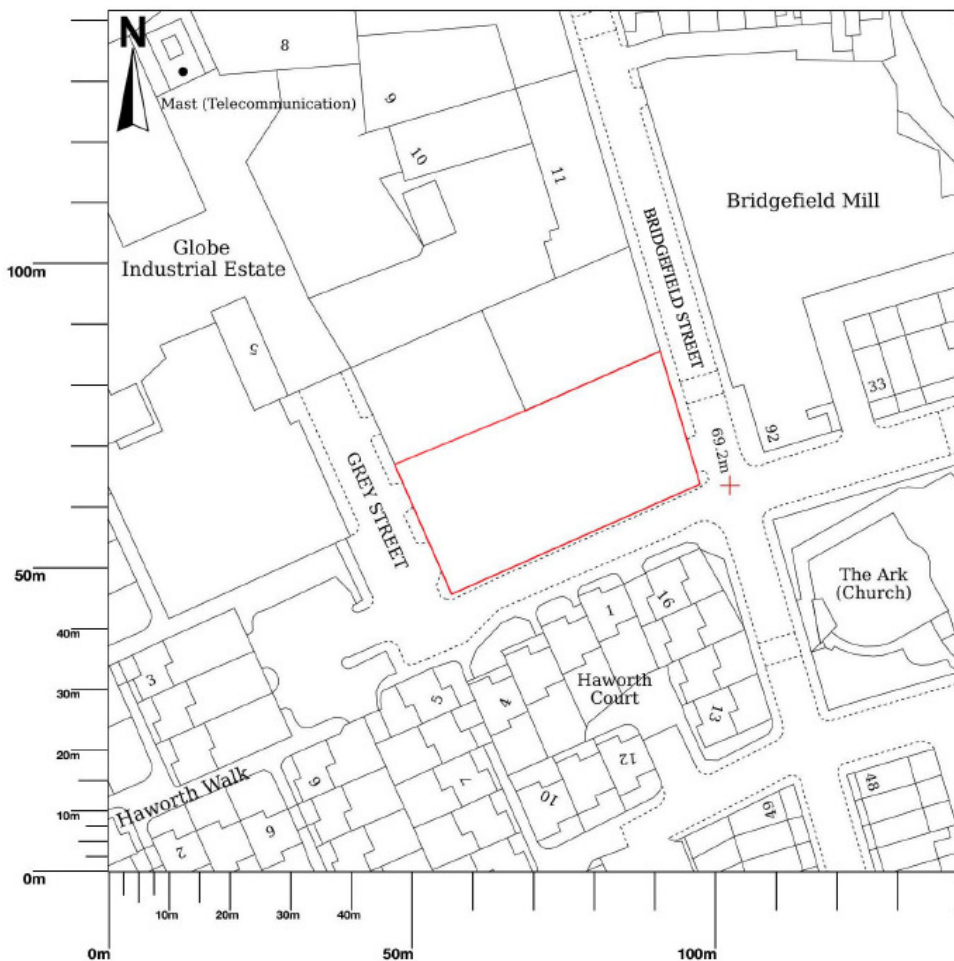
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Introduction

This statement is prepared to support the application for

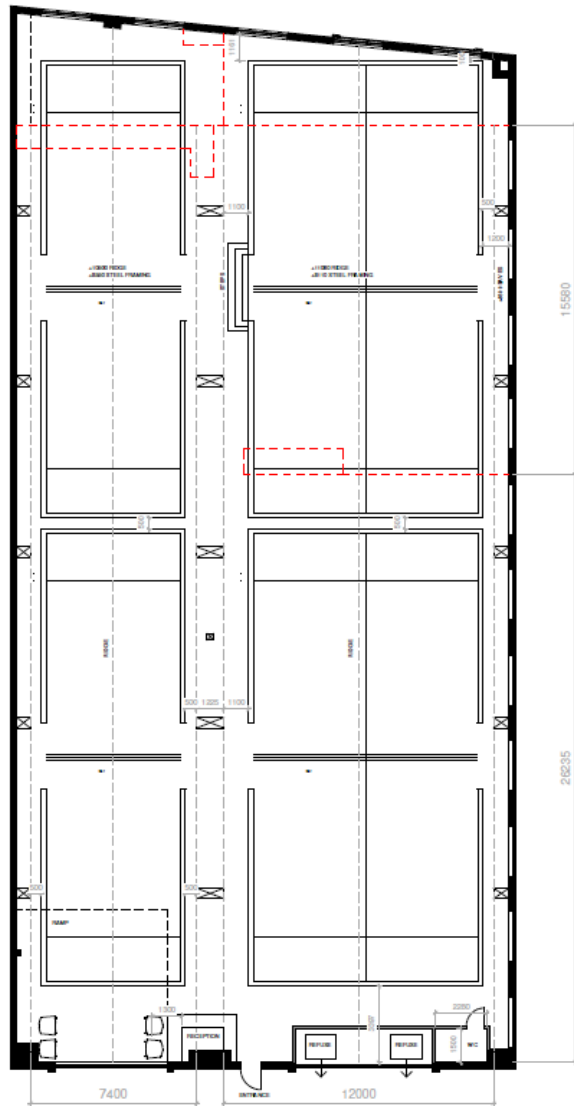
Temporary change of use from warehouse/storage to an
indoor padel sports facility (Class E) for a period of 3 years,
to include reception, toilets/changing facilities and
associated internal works

The site is an existing vacant industrial unit which is bound by Bridgefield Street and Grey Street to the rear.
There is a mix of predominantly industrial, mixed use, community and residential properties in the area.



Proposal

The scheme is for 2 double and 2 single padel courts with associated reception and refuse storage. It is single storey internally with a vaulted high ceiling as required by the sport.



Planning Policies

The Places for Everyone Plan

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.

Took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

Policy JP-S2: Carbon and Energy states that from 2025, new development will be net zero carbon in terms of both regulated and unregulated operational carbon emissions – unless it can be demonstrated that it is not practicable or financially viable.

Policy JP-S3: Heat and Energy Networks states that the provision of decentralised energy infrastructure is critical to the delivery of objectives for low carbon growth, carbon reductions and an increase in local energy generation.

Assessment

The site is situated within a highly sustainable location. The table below highlights the nearest services to the site. Evidently, services are located in easy walking distance of the application site, making it highly sustainable. Of course this is assessed differently to if it were a residential site, however this demonstrates conveniences for end users of the padel facilities should they require medical needs and basic needs for food, drink and transport.

Sustainable Service	Name/Location	Distance from application site (approx.)
Doctor	Radcliffe Medical Practice	0.1 mile (3 minute walk)
Convenience Store	Bargain World, Blackburn Street	0.3 miles (6 minute walk)
Pharmacy	Radcliffe Pharmacy, Church Street	0.2 mile (4 minute walk)
Bus Stops	Spring Lane and Blackburn Street	0.3 miles (6 minute walk)
Train / Tram Station	Radcliffe Tram Stop	0.2 miles (5 minute walk)

Sequential Test Assessment

Application of the Sequential Approach

In accordance with national policy, main town centre uses should be located in town centres, then in edge-of-centre locations, and only then in out-of-centre locations where suitable and available sites do not exist.

The application site is located approximately 400 metres from Radcliffe town centre and is therefore considered to be in an edge-of-centre location, consistent with the sequential preference set out in the NPPF.

Nature of the Proposed Use

The proposed development is a specialist indoor padel facility. This form of development has specific operational requirements which materially limit the range of suitable premises. These include:

- A large, uninterrupted internal floorplate that can accommodate 10m x 20m for double court sizes.
- Significant internal height, typically in excess of 10 metres – To comply with LTA rules for the sport.
- Capacity to accommodate multiple courts within a single open volume – for viability of bookings and management of the site as often demand for courts outweighs the supply especially at peak times, hence a requirement for multiple courts to be available.
- Suitable access, circulation, and servicing arrangements – Scope for an entrance foyer and ability to add a refuse / WC facility.

These requirements mean that the use is inherently large-format and space-intensive, and cannot be readily accommodated within typical town centre premises, which are generally constrained in scale, height, and configuration.

Assessment of Alternative Sites

A review of available premises within Radcliffe town centre and the surrounding area has been undertaken.

No sites within Radcliffe town centre have been identified that are capable of accommodating the proposed use. Available units within the centre are predominantly smaller retail or commercial premises, which do not provide the necessary scale, height, or layout required for indoor padel courts.

Potential options explored were -

Location		Suitability
Dale Street Industrial Estate, Phoenix Way, Manchester M26		Distance to centre similar to proposed site. Height insufficient for padel sport use. Footprint not suitable to accommodate size of courts as well as reception, refuse and WC facilities.
Grindrod Street, Radcliffe M26		Distance to centre similar to proposed site. Height insufficient for padel sport use. Footprint not suitable to accommodate size of courts as well as reception, refuse and WC facilities. Predominantly residential area with potential increased issues for noise and car parking clashing with residential parking.
Unit 34 Eton Business Park		Distance greater than proposed site. Height and internal area insufficient for padel use. Landlords on wholly industrial sites often have issues with general public crossing with industrial operations / large vehicles in the area.

As identified these units are therefore not suitable for the proposed use and do not represent sequentially preferable options.

Suitability and Availability

The building is of a scale and configuration that is well-suited to large-format indoor leisure uses.

The proposed development represents an effective reuse of an existing vacant building, which is capable of accommodating the operational requirements of indoor padel without the need for significant alteration.

It is recognised that buildings of this type, offering the necessary internal height and open floorplate, are typically located within industrial and employment areas rather than within town centres. As such, the application site reflects the functional requirements of the use, rather than a departure from the sequential approach.

The proposal does not displace active industrial operations and instead brings a suitable building into a viable and active use, contributing positively to the utilisation of existing employment land. With the current building being vacant this ensures an activity is in its place for improved security of the site and its surroundings and mitigates against anti-social behaviour, vandalism and break ins.

Padel is a growing sport and once established, often they can be retained in a local for a long period of time which is an improvement for a sustainable and long term prospect.

Given the absence of suitable and available sites within Radcliffe town centre, and the physical constraints of alternative premises, the application site represents the most appropriate and viable location for the proposed development.

Conclusion

The proposal fully satisfies the requirements of the sequential test.

- The site is located within an edge-of-centre location, in accordance with national policy
- No suitable or available sites exist within Radcliffe town centre
- The specific physical and operational requirements of the proposed use significantly limit the range of suitable premises

The development is therefore considered to be sequentially compliant, and there are no sequentially preferable sites that could accommodate the proposal.