

Application Number	Date of Appln	Committee Date	Ward
132513/VO/2021	16 Dec 2021	17 March 2022	Chorlton Park Ward

Proposal CITY COUNCIL DEVELOPMENT: Erection of a two-storey extension to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping

Location Hough End Leisure Centre And Playing Fields, 480 Princess Road, Manchester, M20 1NA

Applicant Mr Neil Fairlamb , Manchester City Council, Parks, Leisure & Events, Floor 1 Town Hall Extension, Manchester, M60 2LA,

Agent Mr Neil Adshead, EWA, Wellfield, Chester Road, Preston Brook, Runcorn, WA7 3BA

Background

Hough End Playing Fields is one of the largest areas comprising outdoor sports facilities in the City that is well used by the community for sport, leisure, and recreational activities.

The Hough End Leisure Centre, granted planning permission in 2014 and opened in 2015, provides a leisure centre comprising swimming pools, fitness suite and other indoor sports and recreational facilities. This facility was provided as part of a programme of investments in leisure facilities undertaken by the Council and was part of a scheme to create three new leisure centres in the City. Following it's opening the Leisure Centre has and continues to be a popular facility.

The Leisure Centre was developed as a standalone facility but within the context of the wider sports facilities at Hough End. The longer-term vision is to further develop Hough End as a sport and leisure destination to grow and sustain sport and physical activity participation particularly in south Manchester. As part of this it has been long recognised that facilities to support the external sport pitches at Hough End including changing facilities are deficient. The existing changing pavilion at Hough End playing fields have been condemned and were closed in 2016.

Hough End has been identified within the Council's Playing Pitch Strategy (PPS) and associated Action Plan as a strategic football hub to meet the need for new 3G pitch provision to accommodate club training and match requirements. Manchester's PPS was adopted by the Council executive in December 2017. The site-specific action plan accompanies the Strategy and sets out the sport specific priorities on site by site basis. Together the Strategy and Action Plan are used as evidence to inform decisions on planning applications for playing field land and are referred to by Sport England in their role as a statutory consultee for related planning applications.

The recommendations flowing from a Council review of options and feasibility study was that providing an extension to the existing Leisure Centre building on site would enable the provision of changing accommodation in line with the Football Associations requirements. Also this would add further space for indoor leisure activities including further fitness suite capacity to address local demand together with a café to serve all users of Hough End. In addition to the provision of support facilities and indoor activity spaces, Hough End, as an existing outdoor playing fields site, was identified as a site for increasing adult and junior match play and training to be addressed through the provision of all-weather artificial grass football pitches.

The current application has been submitted following the withdrawal of a previous proposal which together with the proposed extension building and all-weather pitches also included additional sports provision on the northern section of the playing fields for softball and baseball diamonds and associated infrastructure. The current application submission follows a further consultation exercise undertaken by the applicant and amendments to proposals for the site which are presented in the main body of the report below.

Executive Summary

This proposal relates to the erection of a two-storey extension to the existing Hough End Leisure Centre building to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building and decommissioning and demolition of an existing sub station on the site. In addition, the proposals incorporate the creation of two 3G artificial football turf pitches, with associated floodlighting and fencing. In order to serve the proposals a further 67no. space car park and a 60 space overflow car park are proposed together with associated landscaping.

The application site currently contains the existing and former changing pavilion to the south-west of the existing Leisure Centre building together with areas of grass playing fields to the immediate north-west, west and south west of the Leisure Centre. The pavilion is to be demolished to make way for an enlargements to the car park at the Leisure Centre.

The proposals were subject to notification by way of 592 letters to nearby addresses, site notice posted at the site and advertisement in the Manchester Evening News. In response 1040 comments have been received 1017 of these are objecting to the proposals. Chorlton Park Councillors Midgley, Rawson, and Shilton-Godwin have submitted comments in support of the proposals.

Amongst other matters that are set out within the main body of the report the loss of natural turf playing pitches on an existing playing fields site, and replacement with all-weather type pitches is addressed; the outcome of this is that the overall provision of natural turf pitches together with the enhancements proposed are considered to comply with national and local adopted planning policy subject to the attaching of conditions recommended in the response from Sport England.

Other matters raised by objectors are also fully addressed.

Description of Site

The application site as noted above, comprises part of the Hough End Playing Fields which are located to the west of Princess Road, to the south of Mauldeth Road West to the north of the Didsbury Metrolink Line and to the east the Broughton Park Rugby Club and GMP Hough End Centre. The wider site extends to approximately 35 hectares in area and comprises grass playing fields (consisting of football, rugby and Gaelic sports pitches); a belt of trees along its eastern Princess Road and northern Mauldeth Road West boundary; Red Lion Brook crosses the northern section of the playing fields separating the existing Gaelic football pitches in the north from the main area of playing fields and sports pitches to the south and has areas of trees to both its northern and southern banks. Framley Road which forms part of National Cycleway 85, and which was rerouted from Princess Road as part of the development of the existing Leisure Centre building, provides a pedestrian and cycle link off Princess Road towards Mauldeth Road West to the north. There are allotments located to the south of the wider Playing Fields site across the Metrolink line and to the north-west separated by Houghend Crescent.

The site is related to the area of the Hough End Playing Fields comprising the former Changing Pavilion which lies to the south west of the Leisure Centre building, an existing substation located to the north east of the existing building and areas of grass playing fields to the south, west and north of the pavilion. The site is relatively flat, with very little level change across its extent.

Description of proposals

The application proposals seek planning permission for the erection of a two-storey extension to the Leisure Centre to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping.

Extension building

The proposed extension has been designed to reflect that of the existing Leisure Centre building in terms of its external appearance and would utilise materials to match including a mid- warm toned brickwork and copper/bronze cladding at first floor. At ground floor is an entrance lobby leading to a café area with a range of changing rooms to the south of the building. There would be linked access through to the main Leisure Centre building and the reception area within it. The ground floor facilities are directly related to the use of the external pitches which they support with direct access out from the western (rear) elevation. At first floor are the facilities associated with the existing Leisure Centre such as extended gym area and a new club/training room with balcony spill out area and servery that could be used for events, together with area given over to plant and machinery for the building. At roof level the proposals incorporate a photovoltaic array. The extension would be sited on current areas of hardstanding adjacent the existing Leisure Centre building (which contains sheltered car parking) and adjacent areas of soft landscaping and trees. The siting of the extension and 3G pitch would result in the requirement to remove 11 individual trees and 2 no. Groups of trees.



Visualisation of the Princess Road frontage with the proposed extension highlighted in red to the left



Visualisation of the rear elevation – extension is edged in red

3G Sports Pitches

The proposals also seek the installation of 2 artificial turf all weather pitches over existing grass playing fields to the west of the Leisure Centre. The 3G pitches would provide 2 full size (106m x 70m) 3G artificial turf pitches enclosed with 4.5m high weld mesh fencing and 12 no. 15 metre high floodlighting columns – 6 per pitch. The pitches would be arranged to have a central viewing aisle with lower level 1.1m high metal fencing. The applicant has clarified the intention to utilise a cork infill for the pitches rather than a rubber crumb. The pitch arrangement would allow them to be configured for the following format of games 5v5, 7v7, 9v9, and 11v11 pitch formats to support a programme for both club / league affiliated football, and recreational football programmes on site.



Proposed siting of 3G pitches (annotated with number 1)- The existing Leisure Centre is edged red

Cycle and Car Parking

The proposals would increase the level of cycle parking available at the site to 56 covered cycle spaces an increase from 32 spaces. The spaces would be located to the front and side of the proposed extension

Car parking on site would increase in the form of an extended area of dedicated car parking providing 67 no. spaces (annotated number 3 on the above plan) and an overspill area for car parking of 60no. spaces (annotated number 4 on the above plan) to cater for matchday demands for car parking. This would prevent overspill car parking onto the local highway network and residential streets. These spaces are to be provided in addition to the existing provision on the site -173 spaces and 25 overspill spaces. As a result the total provision of car parking on the site would be a total of 240 car parking spaces across the site and 85 spaces in the overspill car parking providing a combined 325 spaces to be available during peak times.

The main car park of 240 spaces would be available for use by visitors and staff at all times. The overspill car park would be controlled via a manual gate and only available during peak times such as football matches on a Sunday. The intention is to

surface the overspill car park with a permeable cellular –paving type of finish with grass inlay.

24 no. Electric vehicle charging points would be installed to serve standard car parking bays, disabled bays and car share bays.

Publicity

The proposal due to the scale of development has been classified as a major development. As, such it has been advertised in the local press (Manchester Evening News) as a major development. A site notice was displayed at the application site. In addition, statutory consultees have been consulted and notification letters have been sent to 592 local addresses and businesses. A summary of the responses received as a result of these notifications is set in the section below.

The applicant undertook pre-planning consultation, as part of the planning submission a statement has been provided which outlines the consultation undertaken and responses to matters raised by those who participated.

Consultation responses

Following the neighbour notification and advertisement of the proposals 1040 responses were received, 1017 of these were objecting to the proposals. A summary of the key points being raised through the notification process is set out in the section below.

Ward members - Chorlton Park - Cllrs Midgley, Rawson and Shilton-Godwin – Submitted a joint response in support of the proposals.

Chorlton Park Councillors express their strong support for this planning application.

This application will improve facilities and opportunities for our residents. Hough End Playing Fields is well used by people from all backgrounds and ages. It is used for organised sport, walking, dog walking and simple relaxation. These plans will lead to a better experience however they are used.

After the first application was withdrawn, a new application was subjected to extensive consultation and scrutiny by all interested parties. Comments received have fed in to the final plans and modifications have been made which we believe balance environmental concerns with the benefits offered by improved facilities.

The Leisure Centre has the highest membership in Manchester and its popularity means that unfortunately it can be overcrowded. The centre is in need of more space so that members can access equipment without long waits. We want to see members using their local leisure centre rather than travelling further afield. Nearly all the members are from the M21 or M20 postcode. The leisure centre is very much a local facility.

The extension will allow for new changing rooms to be incorporated to replace the condemned existing block. Football teams have left Hough End in part because of

the lack of changing facilities and so these modern facilities will attract teams back. The lack of changing rooms has hampered women's football in particular and so dedicated women's facilities will provide further opportunity to grow women's football at Hough End.

The extension will also incorporate rooms for community use and a public cafe which will be a great addition to the site.

The installation of the 3G pitches will bring great benefits to the site as an all year round facility. Whilst there will be improvements to the grass pitches, the weather will still cause postponements. The 3G pitches will allow for use throughout bad weather and being floodlit extend the playing day. Our local community clubs, both senior and junior, will be able to play on a quality surface throughout the year.

Concern has been raised that the 3G pitch will be unavailable for local young people to use but during our discussions with the Project team, we have been assured that community partners will have access and that there will be free sessions available. Local schools, Didsbury High and Chorlton High South will also be able to make use of the 3G pitches for games.

We are delighted to see that the Football Foundation have agreed to our lobbying for cork infill instead of the commonly used rubber crumb. This will prevent the concerns raised around microplastics entering the nearby brook.

Having held discussions with the ecologist we are satisfied that these plans will not have a negative impact on existing wildlife and that there is scope for positive intervention to support wildlife.

Whilst 17 trees will be lost (5 are decaying) we are pleased to see that the replacement ratio has been increased to 3:1. There will also be opportunities for more planting of hedges and trees above this. All of this is to be welcomed.

The car park extension is necessary in our view to stop visitors using nearby streets during busy times. There have been conflicts with residents due to inconsiderate parking and so it makes sense to get cars off those streets and in to a regulated car park on site.

In conclusion we see this as a great investment in our community. It will bring benefits for all and preserve Hough End Playing fields in to the future as a space which all can enjoy.

Councillor John Leech (adjacent Didsbury West Ward) - There are elements of these plans that is supported - the extension of the existing facilities and incorporating new changing rooms, and improving pedestrian and vehicular access. Also the removal of the planned enclosed baseball and soft ball pitches.

Councillor Leech remains opposed to the extension of the carpark, and associated loss of green space as he believes this is unnecessary given the underuse of the existing carpark; he also remains concerned about the environmental impact of the

proposed enclosed artificial pitches, and the lack of commitment not to use rubber crumb, despite promises during the consultation phase.

As a Councillor for an adjacent ward he has requested to be able to address Committee.

Notification responses from residents and other interested parties

- The proposal is inconsistent with Manchester's Biodiversity Action Plan and Climate Change Framework.
- Insufficient consultation has been undertaken with residents and insufficient time has been given for them to comment on the application proposals
- Reduction in green space will reduce biodiversity in the area;
- The loss of grassed areas will impact on health and well being of residents
- The replacement of grass pitches with artificial turf is not sustainable
- The proposals are contrary to the covenants in place for Hough End and that the space should remain open and be free to use
- Changing room facilities should be rebuilt on the location of the condemned pavilion and not in an extension of the leisure centre building
- The provision of 127 new parking spaces will increase traffic, and the associated carbon emissions, leading to further noise and air pollution on Princess Road and is unjustifiable given Manchester City Council have declared a 'Climate Emergency' and is contradictory to the introduction of the Clean Air Zone.
- There are already 3G pitches available in the area in close proximity to Hough End further provision is not needed.
- Princess Road is already very busy and cars exceed the speed limit;
- The existing car park is already difficult to turn in and out of, adding more parking would exacerbate this problem
- A Dog walking area will be lost
- The land was gifted to the people of Manchester by Lord Egerton
- The land should be kept freely accessible green space for people to walk and exercise.
- There would be negative effects on protected and priority species such as pipistrelle bats, starlings, swifts and hedgehogs, due to the loss of trees and grass, and noise and light pollution.
- The introduction of fences up to 4.5 metres high and the associated floodlighting would have a serious visual impact, and are totally out of keeping with the character of the open space.
- No Equalities Impact Assessment appears to have taken place; however, as a public body, it is expected that the applicant would have undertaken this as part of the application
- There are marked shortfalls in natural and semi-natural open space and amenity space in south Manchester, according to the City Wide Open Space Sports & Recreation Study 2009. Reducing the amenity space and elements of the natural open space at Hough End Fields would simply reduce the quantity and quality of amenity space available to residents in South Manchester.
- Paragraph 97 in the 2019 NPPF also states that "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use." A robustly and rigorously assessment to demonstrated that the benefit of developing 3G facilities

and extra car parking at Hough End Fields clearly outweighs the loss of grass pitches and open, multi-functional space has not been provided. There is no current need for the proposal

- August 2021 data for Hough End Leisure Centre shows that user numbers have reduced compared to August 2019, with reasons given including 'residents using alternative methods for exercising which they developed in lockdown and possibly a reduction in funds due to the post pandemic situation resulting in not being able to afford a gym membership'.
- The report from the Strategic Director (Neighbourhoods) on Manchester City Council's Capital Strategy for Leisure Facilities (Jan 2020) "informed members that leisure provision was currently sufficient to meet demand".
- The Playing Pitch Strategy Update (20 July 2021) also acknowledges that Manchester has an oversupply of full sized artificial pitches.
- The Playing Pitch Strategy Update (2021) states that, in 'Central / South Manchester analysis area, demand analysis has identified a need for new 3G provision to accommodate club training, match play and recreational football demand in the catchment area'. The 'catchment area' implies that South Manchester football teams require 3G pitches. However, the draft FTP programme, comprises many teams from outside South Manchester, all of which already train on 3G pitches. This suggests that demand is not, in fact, in south Manchester, as stated, but originates from outside the 'catchment area'.
- The City Wide Open Space Sports & Recreation Study 2009 states that there is a surplus in provision of outdoor sports facilities in south Manchester. The report states that south Manchester can even accommodate a population increase of 25,105 before its outdoor sports facilities are no longer surplus.
- The Playing Pitch Strategy (2019) identifies that there will be future grass pitch shortfalls in Manchester, yet the proposed development would reduce the number of grass pitches available at Hough End Fields. Therefore, this loss of grass pitches is unacceptable.
- The proposed development of additional 3G pitches is excessive given the surplus already documented in south Manchester, and, equates to over-development.
- The proposed development would generate an unacceptable increase in the level of noise in the residential area, reducing amenity, disturbing people and wildlife, and significantly changing and diminishing the character of the site.
- The plans to develop extensive hardstanding for car parking and artificial surface areas for pitches will inevitably increase surface water run-off;
- The proposed felling of established, large trees would reduce the effectiveness of the site to absorb surface run-off.
- Surface run-off is planned to drain directly into the Brook, however, within the context of increased future rainfall and flood risk, this is of grave concern to local residents, particularly those downstream whose lives and livelihoods would be affected by further flooding.
- The applicant's proposals actually reduce the amount of open space, reduce the grass pitches on the site and restrict access to a freely accessible multi-functional green space.
- The Sustainability Appraisal only considers carbon dioxide emissions associated with the construction and use of the new building extension. It does not include the significant carbon emissions involved in the construction of the proposed 3G pitches,

or the loss of carbon dioxide capture and storage associated with replacing turf with artificial surfaces.

- The 127 car parking spaces proposed as part of this application is in excess of the Core Strategy Parking Standards where a maximum of 67 additional spaces are allowed; defining the additional 60 spaces as overspill should not mean that these are dealt with any differently to a normal car parking space.
- Princess Road is one of the most polluted roads within Greater Manchester, and monitoring data from the Local Plan Air Quality Report has shown the road has, on occasions, exceeded the legal maximum NO₂ limit
- The planning application claims that no Rights of Way would need to be extinguished as part of the proposal. However, a significant number of local residents at Hough End Fields have used walking, cycling and running routes across Hough End Fields for over 20 years. We conclude that customary rights to use the land have been established by long use without challenge by the landowner, since the area is designated as "Open Space". Therefore, a public right of way has been established around the perimeter of the playing fields.
- There are currently no options for recycling 3G pitches once they come to the end of their lives (expected lifespan is 8–10 years), meaning that 3G pitches are sent to landfill at end of life. This does not comply with Manchester City Council's waste policy, which aims to avoid sending waste to landfill, giving priority instead to preventing, reducing, reusing or recycling waste. Given that the standard weight of a rubber crumb 3G pitch is over 200 tonnes and there is a surplus of 3G pitches within Manchester, this is a huge amount of waste that will need to be sent to landfill in the following years. This is totally unsustainable and unacceptable for a Council that has declared a Climate Emergency.
- The proposed highways improvements are not in any way sufficient to take account of the increased amount of traffic that the development would generate
- The Transport Assessment concludes that the site is considered accessible by sustainable modes of transport with 'good levels of pedestrian and cycling infrastructure' and 'public transport opportunities within acceptable walking distance'. Sustainable transport options should be prioritised over car journeys, given the Climate Emergency context
- Research from the Danish Technological Institute has shown that loss of rubber crumb material from 3G pitches is significant and that this loss leads to discharge into the aquatic environment. This is likely to occur at Hough End Fields as the planned 3G pitches would be sited in close proximity to the Brook.
- Use of organic cork infill is preferable to rubber crumb; however, cork will be subject to drift in the same way as rubber crumb, and will subsequently enter Red Lion Brook. Cork infill used on 3G pitches may be treated with chemicals which render them non-compostable
- Inadequate community involvement
- Floodlights (even highly directional floodlights) would significantly impact the amenity value of Hough End.
- The Noise Impact Assessment states that it undertook a desktop survey of noise maps, as well as using old data from 2017 due to travel restrictions being in place at the time of writing. However, the Noise Impact Assessment is dated December 2021 when no travel restrictions were in place and a full assessment that collected up to date, accurate noise data could have been completed. Using data from 2017 does not give an accurate, current picture of the noise situation.

- It is unclear whether the proposed 3G pitches would use rubber crumb or an organic cork infill, as different documents give conflicting information. Data show that 3G pitch crumb consists of approximately 52 chemicals classified as known, presumed or suspected carcinogens. Exposing children and adults to these substances without any reliable long-term research studies that evidence no carcinogenic health effects is both irresponsible and dangerous. In fact, on the basis of medical/scientific studies demonstrating the ill effects of 3G upon health, many 3G pitches are now being removed in the Netherlands.
- The current open space is accessible to all. Fencing off areas of open space on public land would indirectly discriminate against people who would no longer be able to pass freely across it, including (among others) people with physical disabilities who may be unable to use their mobility aids to navigate across the pitches. Introducing floodlighting onto previously unlit fields may also discriminate against people with sensory sensitivities such as adults and children on the autistic spectrum.
- The proposals do not meet the needs of the deprived communities surrounding Hough End Fields which is an open green space, free of charge for everyone to use. However, a fenced-off, pay-to-use sports development would discriminate against those who do not have the means to access this
- Investment in sporting facilities and the increase in obesity are hugely important issue and it is vital to have effective strategies to combat it as quickly as possible but this should not be done at the expense of loss of green space like Hough End Fields
- Hough End is brilliant due to the number of pitches and its drainage, and means our matches are rarely cancelled due to waterlogging. Reducing the number of pitches would mean that it would be harder to get a game, and the cost of the astro turf pitches would price us out of the area.
- The wrought iron staircase leading down onto the fields from Princess Rd at the south east end of Hough End (opposite the Catholic church and adjacent to the Withington Metrolink stop) be refurbished or replaced to make the steps safe. This staircase is a public right of way and an important access route onto the fields for many members of the public. It is reasonable to expect an important public access route to the fields to be properly maintained regardless of whether this planning application is approved or not.
- Tackling climate change needs urgent expansion of green spaces, yet in the UK our policies have led to catastrophic declines in population numbers for many species of wildlife including birds and insect
- The submission fails to detail the short and long term carbon costs of the installation of the 3G pitches and associated structures. It merely details carbon saving measures intended for nearby buildings. If the council is serious about reducing carbon debt in Manchester, it cannot offset the (unspecified) carbon cost of the pitches against improvements in nearby buildings.
- There is no doubt that the crisis of childhood obesity is serious and needs tackling. What is less clear is the impact this development would have on that crisis. Which populations of those suffering childhood obesity would directly benefit from the facilities? And how exactly would organised sport improve their health? Which studies demonstrate this? The council and development team's own projected bookings for the 3G pitches demonstrate that local young people suffering from childhood obesity will not be the principal users.
- Criticisms of the application submission in terms of inconsistencies and errors have been received

In addition to the above 22 comments in support of the proposals have been received a summary of the points made is set out below:

- The provision of quality, useable, sports facilities is an important local good.
- The fields are sparsely used and I cannot see how the use of some of the space for the proposed facilities will realistically, significantly, impact the current users.
- As someone who has regularly played football for the last 30 years, I'm struggling to think of any facilities that are as bad as Hough End. The changing rooms have been non existent, you always have to check the pitches for dog mess, the pitches are like playing in a quagmire, with games regularly called off between November and February.
- The proposed highway works would exacerbate parking issues for existing residents on Princess Road.
- To have 3G pitches available would be transformative. Football can be played there all day long, and all year round, with minimal change on what is already available.
- As a founder of an inclusive women's football club I am asking that we continue with plans to create more all-year-round football pitches and that my club of 250+ players is desperate for more quality pitch space.
- These 3G pitches will be crucial for women and girls as women's football catapults into popularity and it's crucial we give women the best possible spaces to train and develop. This new pitch gives us that chance.
- there will continue to be loads of suitable grass space for playing football, walking dogs, playing rugby etc.

Statutory and Non- Statutory Consultees

Environment Agency - As submitted, have no objection, in principle, to the proposed development provided that conditions detailed below are included as part of any subsequent planning approval granted.

Without inclusion of the conditions recommended as part of this response letter, as submitted, the proposed development would be considered to pose an unacceptable risk to controlled waters and we would be minded to object to the application in accordance with paragraph 174 of the National Planning Policy Framework (NPPF).

The site is located upon a Principal Aquifer associated with the Wilmslow Sandstone Formation and is considered to be a sensitive receptor.

Red Lion Brook cuts across the northern site 50 m south of the northern section of the site. The brook flows north-west into Chorlton Brook which is culverted beneath Hough End Crescent to the north-west and has an overflow to the west. The inferred groundwater flow direction is towards the Chorlton Brook to the west/northwest of the site based on groundwater contour data.

The use of infiltration technologies should be carefully considered and only implemented where risk is no / low risk . Infiltration to ground should not be permitted unless the potential risks to controlled waters can be appropriately controlled. Surface water discharge from parking areas should pass through a properly maintained oil separator and not directly to ground or watercourse.

As such the EA recommend a series of conditions be attached to any approval for the purpose of: further ground investigation and remedial strategy and verification reporting; piling or any alternative deep foundation solution shall not be carried out at the site; and agreement of a surface water scheme to ensure risks to controlled waters are appropriately controlled.

MCC Environmental Health - Have considered the application proposals and have recommended that the following conditions be attached to any approval: delivery and servicing hours; fumes and odours; demolition and construction management plan and hours of working; post completion report for lighting levels; A verification report confirming that the predicted noise levels have been met; acoustic insulation of external equipment; outdoor pitch hours of use; the submitted waste management strategy to be implemented; implementation of the proposed electric vehicle charging points; and contaminated land.

MCC Highway Services - The site is suitably accessible by public transport via bus services along Princess Road and Metrolink services are available from the nearby Withington tram stop. Traffic Regulation Orders (TROs) along Princess Road vary and include no waiting during certain times and no waiting at any time. Adopted highway extends to the back of footway along Princess Road.

Car Parking - The car park layout is acceptable in principle. The applicant has suggested that the existing parking provision is at capacity on weekends during the busiest football periods (pre COVID-19 pandemic).

It is recommended that the accessible space usage is monitored and if demand increases then arrangements made to accommodate this - this should be included in the conditioned car park management plan.

Travel by sustainable modes rather than providing more car parking is encouraged. However, it appears that the existing parking is inadequate for current requirements, therefore, in this case the addition of the car spaces and overspill car parking is acceptable in principle.

Electric Vehicle Charging is proposed which is welcomed.

Car Park Management is to be managed via a car park management plan to be conditioned.

Servicing - No proposed change to existing - a swept path analysis for a 11.2m refuse vehicle has been provided, this is acceptable in principle.

Cycle Parking - It is proposed a total of 56 covered cycle spaces (+24 spaces) will be provided as part of the development proposals. The usage of cycle parking should be monitored and additional cycle parking provided as necessary. All cycle parking should be secure and weatherproofed. This should be conditioned.

Highway Safety - A series of highway works are proposed these :

- New fingerpost signage on Princess Road and Mauldeth Road West to highlight the existing pedestrian and cycle route via Framley Road.

- Upgrade of the existing Pelican crossing to a toucan crossing with new signal equipment, tactile paving and revised zig-zag markings on Princess Road.
- Bollards on the east side of Princess Road in the vicinity of the crossing to prevent vehicles from parking on the footway in the immediate vicinity of the crossing.
- TROs in the form of double yellow line (no waiting at any time) parking restrictions at the western end of Whitchurch Road to provide junction protection.
- H-bar markings at the western end of Whitchurch Road to discourage inconsiderate parking and protect driveway access/residential amenity in the vicinity of Princess Road.
- Build-out of kerblines at the junction of Whitchurch Road/Princess Road, which narrows the distance for pedestrians to cross on the pedestrian desire line, and provides dropped kerbs and tactile paving at the crossing.
- Introduce speed limit roundels and keep clear markings on the carriageway.

Travel Plan - An interim travel plan has been provided. The development, submission, implementation and monitoring of a full Travel Plan should be included in the conditions of any subsequent planning consent.

Event Management Plan - For special events it is recommended that an event management plan is developed for the site - this should be conditioned.

Construction Management Plan - A Construction Management Plan should be developed as part of an appropriate worded condition to detail such matters as the phasing and quantification / classification of vehicular activity associated with planned construction, evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, site hours, details of contractor parking, wheel wash facilities, and Dilapidation surveys should be undertaken.

MCC Flood Risk Management Team /Local Lead Flood Authority – Have considered the application proposals and submitted information. It is recommended that conditions are attached to any approval for the agreement of the surface water drainage scheme for the site and for a maintenance and management scheme of the approved drainage of the site.

Greater Manchester Ecology Unit - The developer's ecological consultant identified no significant ecological issues. Matters relating to bats, badgers, hedgehog, nesting birds, invasive species and biodiversity enhancement measures can be resolved via conditions and/ or informatives.

Consideration of ecological matters is set out within the issues section of this report.

Transport for Greater Manchester (Metrolink) - The location of the proposed development is sufficiently remote from Metrolink and therefore there are no comments to make from a Metrolink perspective in respect of this application.

United Utilities – Recommend conditions are attached to any approval relating to the submission and approval of a surface water drainage scheme.

Cadent Gas – Have no objection to the proposals and request an informative note be attached to any approval for the applicants benefit.

Sport England – As a statutory consultee raises no objection to this application which is considered to meet paragraph 99(c) of the NPPF and Exceptions 5 and 2 of their adopted Playing Fields Policy, subject to conditions for: Technical design and construction specifications of the Football Turf Pitches; Management and Maintenance Scheme; Scheme of natural turf pitch improvements; and, Community Use Agreement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular paragraph 99), and against its own playing fields policy, which states:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field; or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

The Proposal and Impact on Playing Field

The proposal has been amended from the previous application (129948/VO/2021). The number of overflow car parking spaces has been reduced and the construction of a soft ball/baseball diamond has been removed. This is disappointing given the amount of unmet demand and need for new baseball/soft ball facilities required in Manchester as identified in the Council's Playing Pitch Strategy. One of the two proposed FTP's has been reduced in size from a 'super' size to standard.

It is proposed there will be two 106 x 70m Full Size 3G Football Turf Pitches with sports lighting and fenced. The FTP's will be located on an area of the playing field that currently accommodates 3 adult football pitches and forms part of the functional playing field. The playing field as a whole will be reconfigured to ensure all existing sports and pitches can be accommodated, with enhanced maintenance to improve the quality, and ensure dimensions comply with the relevant National Governing Body of Sport guidance.

The Leisure Centre and car parking will be predominantly on the footprint of the existing Leisure Centre and car parking with some encroachment onto the functional part of the playing field.

Assessment against Sport England Policy

Leisure centre and car parking

The Leisure Centre and car parking will be predominantly on the footprint of the existing Leisure Centre and car parking with some encroachment onto the functional part of the playing field. The new built facilities support the use of the playing field by providing changing facilities and car parking. The reconfiguration of the playing field

results in a net gain of pitches and it is considered the Leisure Centre and Car Parking elements of the proposal meet the following Exception to Sport England's Playing Fields Policy:

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

FTPs and natural turf pitches

This application relates to the provision of new outdoor sports facilities on the existing playing field at the above site. It therefore needs to be considered against Exception 5 of Sport England's policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

Sport England have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet Exception 5.

Sport England has assessed the potential benefits of the new FTPs by taking into account a number of considerations. As a guide, these include whether the facility: meets an identified local or strategic need; fully secures sport related benefits for the local community; helps to meet identified sports development priorities; complies with relevant Sport England and NGB design guidance; is accessible by alternative transport modes to the car.

Also considered were any potential negative impacts of the AGP. For example, it is unlikely that a loss would be acceptable if: it would result in the main user being unable to meet their own minimum requirements for playing pitches; other users would be displaced without equivalent replacement provision; it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.

A 'Playing Fields Planning Statement' has been submitted as part of the application and prepared by MCRactive. This sets out the changes in Artificial Grass Pitch (AGP) provision since the Council's 2018 Playing Pitch Strategy (PPS) was undertaken. Although the PPS shows an oversupply of AGP's, changes in the supply has reduced the number that are accessible to local football teams in South Manchester. MCRactive has undertaken consultation with local sports clubs and teams which helped inform the evidence presented in the Planning Statement. The Statement sets out the strategic need for the two FTPs and what the intended sporting benefits will be. No existing users will be displaced and the range of pitch sport types and sizes will be retained and enhanced to meet individual sport needs.

Only the layout of the FTP's have been submitted not the technical design details including cross sections of each of the sub layers and carpet, and materials to be used. Although the plans refer to a rubber crumb infill, it is understood a more natural

and environmentally friendly alternative is currently being considered, however no details of the infill have been presented with this application. A condition is required to ensure the technical design and construction specifications of each FTP is submitted. This is to ensure the FTPs are fit for their intended purpose and will be of a quality that realises the sporting benefits required by policy exception E5.

The proposal as a whole creates the opportunity to reconfigure the natural turf pitch provision to bring them in line with the recommended National Governing Body of sport dimensions and orientation and improve their quality. The majority of current pitches are undersized and do not comply with FA guidance on safety run-off dimensions and are rated as poor quality. There will be qualitative improvements to the remaining natural turf football pitches to bring them up to a good quality, through enhanced pitch maintenance works, to support summer and winter sport requirements and increase community use on site. Although there is a clear intention to reconfigure the site and implement pitch improvements the specific works and timetable for implementation has not been submitted. As this element supports the sporting benefits of the overall scheme to meet Policy Exception E5 a condition is required for a Pitch Improvement Scheme.

The Management and Maintenance of the site is crucial to ensuring the long term sporting benefits of the scheme are secured. For that reason a condition ensuring a Management and Maintenance Scheme is submitted is required.

In order to ensure the sporting benefits that outweigh the loss of natural turf playing field are implemented, a Community Use Agreement for all sports facilities and pitches, is required and should be secured by condition.

Consultation with the Football Foundation

Under the terms of a Memorandum of Understanding Sport England has with the pitch sport National Governing Bodies on planning applications, the Football Foundation has been consulted. They have provided advice on the strategic need, sporting benefits and technical construction of the FTPs and submitted by the Football Foundation Delivery Manager (North West):

It is proposed that the two 3G FTPs on site would be delivered through the AGP Framework and therefore should be delivered in-line with the FA 3G Design Principles. The Foundation has provided guidance to help inform future stages of the design/construction:

Construction Quality

- The pitch is constructed to FIFA Quality Programme for Football Turf – FIFA Quality standard or equivalent International Match Standards (IMS) as a minimum.

Testing

– Any 3G pitch to be used for FA affiliated football in England must be on the FA 3G pitch register. Teams hosting matches on a pitch that is not on the register are at risk of the league or competition imposing sanctions.

Pricing

- Pricing policies must be affordable for community/grass roots football clubs and should be agreed with the local County Football Association. This should include match-rates at weekends equivalent to the Local Authorities price for natural turf pitches.

Sinking fund

- Ensure that a sinking fund (formed by periodically setting aside money over time to cover the resurface and replacement life-cycle costs) is in place to maintain 3G pitch quality in the long term.

Design guidance:

- The 3G AGP design should follow The FA Guide to Football Turf Pitch Design Principles and Layouts.

- We recommend that the fencing is recessed to allow for safe and easy goal storage.

- The FA recommend the perimeter fence height on all sides of the 3G AGP is 4.5m.

- A minimum safety run off 3m should be provided from all pitch perimeter lines that must be free from obstructions at all times.

Spectator area

A dedicated hard standing area for spectators should be provided within the perimeter fence. A 1.1m high spectator barrier should be installed to ensure that spectators can view the 3G playing area from this hard standing area which is separate from the 3G area.

- Recommend that over-marking is made to allow for different formats of football (e.g. 5v5, 7v7, 9v9 and 11v11).

- Measures should be taken to ensure that the infill does not leave the playing surface – such as, low level kick boards on the pitch perimeter fencing and rubber catch grills at the player entry and exit points of the pitch.

The Football Foundation, on behalf of The FA, is fully supportive of this project and it has been prioritised to receive Football Foundation investment and is identified in the Local Football Plan.

The Football Foundation has provided design guidance, their comments support the need for the conditions set out in the Conclusions section of this correspondence.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to broadly meet paragraph 99(c) of the NPPF and Exceptions 5 and 2 of Sport England's Playing Fields Policy.

The absence of an objection is subject to the following conditions and an informative being attached to the decision notice should the local planning authority be minded to approve the application:

Recommended Conditions: Technical Design of the Football Turf Pitches; Natural Turf Pitch Improvement Scheme; Management and Maintenance Scheme; and Community Use Agreement.

Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP 1 Spatial Principles – The proposal are considered to accord with this policy through its contribution towards the improvement and enhancement of recreational and leisure facilities and making a positive contribution to the health and wellbeing of residents.

Policy T1 Sustainable Transport – The development would provide a balance between improvements for active travel through provision of improved pedestrian crossing facilities of Princess Road, additional secure cycle parking, car parking improvements including provision of electric vehicle charging points and a travel plan for the site which would assist in encouraging a modal shift away from car travel to more sustainable alternatives.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development is in a sustainable location in relation to pedestrian and cycle networks and offers good levels of multi-modal accessibility to Manchester City Centre and across Greater Manchester according to the Greater Manchester Accessibility Levels developed by Transport for Greater Manchester.

Policy EN1 Design Principles and Strategic Character Areas - The proposal is considered to be of a design and layout that is consistent with the character of the site and Southern Character Area.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - The proposed development have been designed in accordance with the 'energy hierarchy', which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy. In this instance the development incorporates Air Source Heat Pumps to provide heating within the buildings and installation of an array of roof mounted photovoltaic cells.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The development would comply with the CO2 emission reduction targets set out in this policy through the design of the building and incorporation of air source heat pumps and photovoltaic (PV) Technology.

Policy EN 8 Adaptation to Climate Change – The proposals incorporate surface water drainage systems designed to deal with climate change and reduce the risk of flooding elsewhere.

Policy EN9 Green Infrastructure – The proposals have been designed to incorporate and retain the trees and vegetation that form the boundaries to the site and incorporate many of the existing trees on site. The proposals will result in the reduction in grass playing fields at the wider Hough Ends Playing Fields and mitigation tree planting and landscaping is proposed.

Policy EN10 Safeguarding Open Space, Sport and Recreational Facilities – The proposals seek to improve the quality of sport and recreational facilities at an existing playing fields and leisure site.

Policy EN11 Quantity of Open Space, Sport and Recreation – The proposals would provide support facilities for existing grass pitches and 3G pitches that would enable provision for meeting an identified shortfall of demand in south/central Manchester in training and junior matchplay.

Policy EN12 Area Priorities for Open Space, Sport and Recreation – The proposals seek to enhance sports facility provision and address deficiencies identified through the Playing Pitch Strategy in central/south Manchester.

Policy EN14 Flood Risk – The site falls within Flood Zone 1 and is at low risk of flooding. A Flood Risk Assessment and drainage strategy has been prepared.

Policy EN15 Biodiversity and Geological Conservation – The development would provide an opportunity to secure ecological enhancements and additional tree planting.

Policy EN 16 Air Quality - An air quality assessment has been submitted alongside the application. Whilst the site is not located within an Air Quality Management Area, Princess Road immediately adjacent the site is due to annual exceedances of Nitrogen Dioxide.

The assessment indicates that there is medium to low risk of dust impacts during demolition, earthworks and construction activity without mitigation. There are a

number of recommendations made to mitigate these identified impacts. The assessment found that the proposed development will have a negligible effect on local air quality once operational.

Policy EN 17 Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 Contaminated Land and Ground Stability - A ground investigation report, which identifies possible risks arising from ground contamination has been prepared.

Policy EN19 Waste - It is intended that a site waste management plan will be developed for the construction phase of development to reduce, reuse and recycle materials. In addition, the demolition of buildings on site will be undertaken following the preparation of a waste salvage assessment to identify the materials that can and cannot be salvaged as part of the demolition work. A waste management plan and details of bin storage have been provided with the application submission and are considered acceptable.

Policy DM 1 Development Management – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within the Issues section of this report.

Relevant Saved Unitary Development Plan Policies

Policy CB2 ‘ Hough End Clough protection’ - The proposals lie outside of this area and are not anticipated to impact on its existing condition. The proposals do include for biodiversity enhancements of the wider Hough End Playing Fields including boundary planting to the east and north with additional planting to the south of Red Lion Brook which flows into Chorlton Brook and the Clough.

Policy CB11 'Leisure and Recreation' retention of the open character of Hough End Fields - The proposals seek to improve the range and quality of recreational facilities available at Hough End Playing Fields.

Policy DC22.1 'Footpaths' the proposals would not result in unacceptable inconvenience to local pedestrian movement.

Policy DC26 'Development and Noise' the proposals are accompanied by a Noise Impact Assessment, subject to suitably worded conditions being attached to any approval the proposals are not considered to give rise to unacceptable impacts on residential amenity.

Relevant National Policy

The National Planning Policy Framework (July 2021) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The following specific policies are considered to be particularly relevant to the proposed development:

Section 6 – (Building a strong and competitive economy) - The proposal would create jobs during the construction period.

Section 8 (Promoting healthy and safe communities) – The proposals have been designed with safety and security in mind and would provide sports facilities that enable and support healthy lifestyles and address local health and wellbeing needs.

Section 9 (Promoting Sustainable Transport) – The proposal is in a sustainable location and would include enhancements to the road network in the form of enhanced pedestrian crossing and provision of convenient and safe cycle storage facilities.

Section 11 (Making Effective Use of Land) – The proposal would make effective use of land utilising a part previously developed site in an urban location.

Section 12 (Achieving Well-Designed Places) – It is considered that the proposals would achieve a well-designed place.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The proposed extension has been designed in accordance with the 'energy hierarchy', which aims to reduce energy demand through passive design measures

and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy. The scheme includes a drainage strategy designed to meet climate change and reduce flood risk.

Section 15 (Conserving and enhancing the natural environment) – The documents submitted with this application have considered issues such as ground conditions, noise and the impact on ecology and demonstrate that the proposal would not have a significant adverse impact in respect of the natural environment.

Other Material Considerations

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The design, scale and siting of the proposed development is considered in more detail within the issues section of this report but is considered to accord with the general principles set out within this document.

Manchester City Council – Open Space and Recreational Needs Assessment 2009

This document provided part of the evidence base for the development of the planning policies contained in the adopted Core Strategy development planning document. In terms of the application site the Assessment identified Hough End Playing Fields within the outdoor sports facility's typology of Open Space. The assessment indicates that the strategic priorities for outdoor sports facilities in south Manchester were:

Address issues with regards to the promotion of, and access to outdoor sports facilities and ensure that awareness of sports facilities in Manchester is raised.

Protect all outdoor sports facilities from development unless criteria set out in Sport England policy are met. This should be incorporated through the provision of appropriate policies in the LDF. Playing Pitch Strategies should be updated every five years as a minimum

Seek to improve the quality of outdoor sports facilities. Sites should meet National Governing Body criteria. This includes the provision of appropriate changing facilities. Improvements to outdoor sports facilities should give consideration to the habitats provided at these sites and the species that are evident.

Manchester Playing Pitch Strategy (PPS) and Site Action Plan (2017-2021)

Manchester PPS was adopted by the Council executive in December 2017 to provide a strategic framework to inform strategic priorities over a five-year period. The site-specific action plan that accompanies the Strategy and sets out sport specific priorities on a site by site basis. Together the Strategy and Action Plan are used as

evidence to inform decisions on planning applications for playing field land. The documents are also referred to by Sport England in their role as statutory consultee.

The PPS sets out a series of sport and pitch specific recommendations which include the following: that existing quantity of grass football pitches is to be protected; where grass pitches are overplayed and rated as standard or poor quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain/improve pitch quality; should any new 3G pitches be built, seek to secure access through usage agreements where possible as a condition of partnership investment or planning conditions; Should any new 3G pitches be built, ensure they are constructed to required specifications and to meet FA recommended rather than minimum dimensions where land footprint allows, so to maximise opportunities for use for all formats of competitive play; Consider possibilities to create multi-pitch (potentially multi-sport) hub sites where 3G provision is able to support grass pitches as a broader, sustainable, all-in-one community offer; and, secure sufficient access to capacity to deliver non-formalised football participation, including for small sided football, walking football and partnership delivery.

The Site Action Plans to accompany the PPS are reviewed annually. The last update reported to the Council's Communities and Equalities Scrutiny Committee in July 2021 provided an update on supply and demand for pitch provision which confirmed: the requirement to continue to protect all existing playing pitch provision; there still remained a requirement to improve and enhance changing provision attached to grass pitch sites.

The Action Plan also noted that there was a theoretical oversupply of Artificial 3G Pitches, with regards to full sized single pitch 3G facilities for affiliated football team training. It qualifies this oversupply by indicating that in the Central / South Manchester demand analysis has identified a need for new 3G provision to accommodate club training, match play and recreational football demand in the catchment area. Hough End Playing Fields has been identified as the location to provide a balance of 3G and grass pitch provision.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (MGBIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. The scheme retains boundary trees, includes a landscaping scheme and proposals would develop biodiversity enhancements of the site.

Our Manchester Strategy 2016-25

Sets out the vision for Manchester to become a liveable and low carbon city that will:

- Continue to encourage walking, cycling and public transport journeys.
- Improve green spaces and waterways including them in new developments to enhance quality of life.
- Harness technology to improve the city's liveability, sustainability and connectivity.
- Develop a post-2020 carbon reduction target informed by 2015's intergovernmental Paris meeting, using devolution to control more of our energy and transport.

- Argue to localise Greater Manchester's climate change levy so it supports new investment models.
- Protect our communities from climate change and build climate resilience.

Manchester: A Certain Future (MACF)

This is the city wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in the MCC Climate Change Delivery Plan 2010-20. Manchester Climate Change Board (MCCB) Zero Carbon Framework - The Council supports the MCCB to take forward work to engage partners in the city to address climate change. In November 2018, the MCCB made a proposal to update the city's carbon reduction commitment in line with the Paris Agreement, in the context of achieving the "Our Manchester" objectives and asked the Council to endorse these new targets.

The Zero Carbon Framework

This outlines the approach that will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the Tyndall Centre for Climate Change, based at the University of Manchester. Manchester's science-based target includes a commitment to releasing a maximum of 15 million tonnes of CO₂ from 2018-2100. With carbon currently being released at a rate of 2 million tonnes per year, Manchester's 'carbon budget' will run out in 2025, unless urgent action is taken. Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus, the development of a 'circular economy', in which sustainable and renewable materials are re-used and recycled as much as possible.

Other legislative requirements

Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Environmental Impact Assessment

The proposed development does not fall within a relevant description in Schedule 1 of the EIA Regulations that automatically require an EIA.

The proposal type is listed in category 10 (b) 'Urban Development Projects' of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017. A screening opinion was adopted by the City Council as local planning authority during consideration of the application and concluded that the proposed development would have some impact on the surrounding area. However, it was judged that these would not be significant impacts that would warrant a formal Environmental Impact Assessment.

Issues

Principle

The principle of the provision of facilities for, and to support sport and outdoor recreation on an existing site for sports and recreation is considered acceptable. In this instance further consideration is required of the potential impacts arising from the proposals on residential and visual amenity, the need for the proposals which includes replacing grass pitches with all weather pitches, highway and environmental implications and impacts on ecology.

Following receipt of comments criticising some errors and inconsistencies within the submitted application information the applicant responded with updated documents to clarify and correct these. This information has been reviewed and considered as part of the assessment process, the amended documents and plans do not fundamentally alter the proposed scheme or the implications arising from them.

Open Space and provision of support facilities

Hough End Playing Fields have been in use as playing fields for a considerable period of time, ordnance survey plans from the 1950s identify the land subject to the application as being in such use. Land to the immediate north, was at the same time set out as a housing estate in the form of prefabricated housing constructed after the second world war, this housing was subsequently removed and then reverted to part of the wider Playing Fields site either side of Red Lion Brook.

The Council's Open Space and Recreational Needs Assessment finalised in 2009 which formed part of the evidence base for the development of the adopted planning policies in the Core Strategy identified Hough End Playing Fields as an area of outdoor sport facilities. Outdoor sports facilities are a wide-ranging category of open space which includes both natural and artificial surfaces for sport and recreation.

This assessment also set out the framework for the strategic priorities for outdoor sports facilities in south Manchester which were:

- Address issues with regards to the promotion of, and access to outdoor sports facilities and ensure that awareness of sports facilities in Manchester is raised.

- Protect all outdoor sports facilities from development unless criteria set out in Sport England policy are met. Playing Pitch Strategies should be updated every five years as a minimum
- Seek to improve the quality of outdoor sports facilities. Sites should meet National Governing Body criteria. This includes the provision of appropriate changing facilities. Improvements to outdoor sports facilities should give consideration to the habitats provided at these sites and the species that are evident.

The current proposals are accompanied by a Playing Field Statement outlining the strategic need for the facilities proposed. The statement sets out that the Site-Specific Action Plan that accompanies the Playing Pitch Strategy identifies Hough End Playing Fields as a site of strategic importance for football development in Manchester. Hough End is the largest football facility in the City; it is, however, deficient in terms of changing facilities, has poor quality grass pitches and no 3G football pitches. The intention is that the proposed plans would address the recommendations identified in the Playing Pitch Strategy creating sustainable community football facilities that can support existing usage and future growth of teams, and recreational football participation in the South Manchester area. As part of wider works to the grass pitches it is confirmed that the reconfiguration and qualitative improvements of grass football pitches to a good quality standard would significantly increase capacity from 36 to 58 match equivalent sessions per week.

In assessing the proposals Sport England and the relevant National Governing Body have reviewed the statement and raises no objection to the proposals in terms of the loss of grass pitches, subject to a number of conditions relating to technical design aspects of the 3G artificial pitches and the improvements to the retained grass pitches which the applicant has set out within their supporting statement. It is therefore considered that the proposed replacement of an area of grass pitches for 3G artificial turf pitches and the provision of changing and other associated facilities is in accordance with adopted planning policies contained in the Core Strategy and is consistent with the National Planning Policy Framework, the Manchester Playing Pitch Strategy and accompanying action plan. As recommended in the response from Sport England a number of appropriately worded conditions are proposed to be attached to any proposal.

Concerns have been raised in respect of the need for the proposed 3G pitches and that the proposals would not address the demand of local clubs and residents. As set out above the applicant has provided a supporting statement that identifies the need for the proposed pitches and changing facilities and that these have been developed to ensure facilities can meet local need and support future growth. This includes growth in participation in adult female; adult male; youth football, adult, and youth disability; junior football; small sided recreational; small-sided teams and leagues; local schools, and recreational football participation. Approval of the proposals would be subject to a community use agreement to ensure that local groups, clubs and residents would be able to access the proposals.



Plan of Hough End Playing Fields – the scope of existing grass pitches to be developed as part of the application for 3G pitches and overspill car parking are edged red the remainder of the Playing Fields to be used for grass pitches is shaded light green

It is acknowledged that the grass sports pitches are open and currently not enclosed, the installation of fencing would result in a limited area of the proposed 3G pitches no longer being accessed beyond their intended function. It is essential that the 3G pitches are fenced and is in line with the guidance of the National Governing Body, and would ensure that the surface is kept in good condition free from litter, dog fouling and vandalism. A small proportion of the wider site would be given over to the pitches and overspill car park which is currently grass and open to the wider public.

Residential Amenity

The site is long established as a provider of outdoor sports facilities with associated comings and goings associated with the activity that takes place.

It is recognised that the provision of 3G pitches would enable a more intensive use of the outdoor pitches and the impacts of noise generated from the use of the 3G pitches has been assessed within the submitted Noise Impact Assessment (NIA). This concludes that the operation of the 3G pitches would have a negligible impact at the nearest residential properties on Princess Road. These properties are over 100 metres away and are separated from the new pitches by Princess Road. It is proposed to attach an hours of use condition of the 3G pitches to any approval as recommended by Environmental Health for their use from: Monday to Friday 09:00 - 22:00hrs ; Saturday 09:00 - 21:00hrs, and Sunday 09:00 - 20:00hrs.

The proposals would increase the level of car parking at the site and the submitted NIA identifies that such increases in potential traffic and associated increase in noise levels would be imperceptible to nearby residents and as such give rise again to negligible effects.

The submitted NIA also assesses potential noise impacts from equipment and plant machinery associated with the proposed extension and noise breakout from the first floor gym areas, it concludes that these elements would not give rise to unacceptable impacts on the closest residential properties. It should be noted that as the final makes and model of plant equipment to be installed is unknown, so the submitted assessment has been completed based upon manufacturers data for plant similar to the proposed. An appropriately worded condition would need to be attached to any approval to ensure that the final details meet the anticipated performance set out within the NIA.

The submitted NIA has been assessed and is considered to be of an acceptable methodology to allow a full assessment of the noise implications of the proposals.

Lighting

The proposals incorporate floodlighting to the proposed 3G pitches. The floodlights would be attached to 12no. 15metre high lighting columns and column mounted lighting (4 metres high) to the extended car parking area.

The applicant has submitted details of the light spillage anticipated from these elements. In this regard, given the distance from residential properties and intervening street lighting it is not considered that the proposed external lighting scheme would give rise to significant impacts on these properties.

Concerns have also been raised regarding the impacts of the proposed lighting scheme on wildlife at the site and in particular foraging and commuting bats. Consideration of this matter is set out in more detail below within the ecology section; however, it is concluded that the proposed lighting would not have a significant effect on commuting or foraging bats.

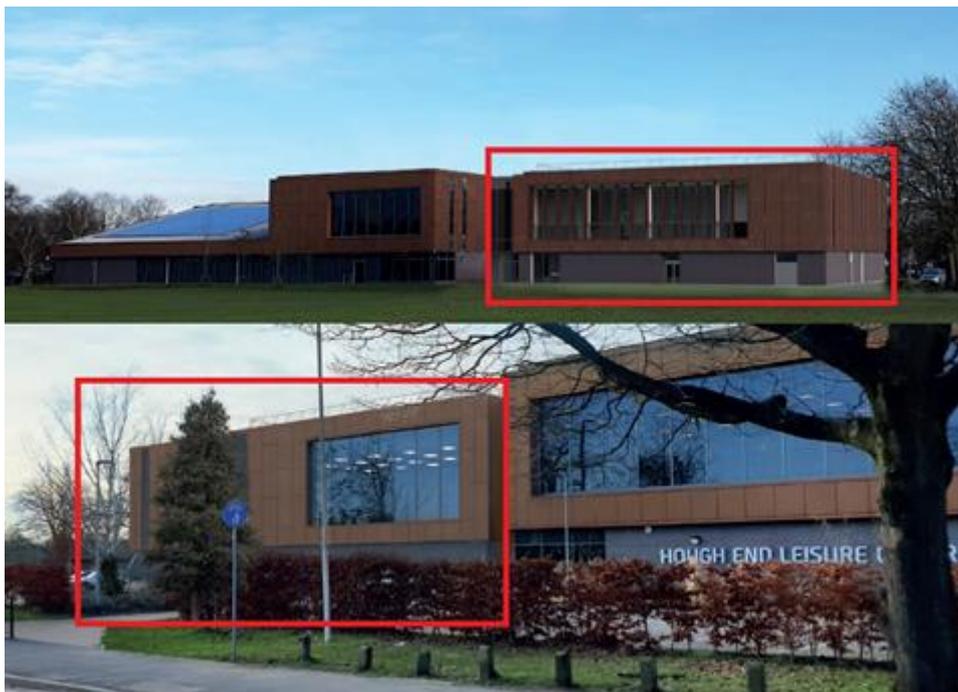
The lighting scheme has been designed to reduce light spillage and direct it to those areas that are required to be lit. Given the wider urban setting of the site, the existence of other lighting sources and that the lighting would only be for a limited

area of the wider site it is not considered that the proposals would give rise to harmful impacts.

A condition is recommended to ensure that a verification report is submitted for approval, confirming that the lighting scheme installed meets the performance set out within the submitted lighting assessment and that the lights are switched off when the pitches are not in use.

Visual Amenity and design

The extension has been designed, sited and of a scale that is both subservient but reflective of the main Leisure Centre building. The use of materials to match the main building together with the arrangement of glazing and solid form would assist in the building assimilating into the wider site. The choice of extending the building rather than having a stand-alone structure on the footprint of the existing changing pavilion assists in providing a focus of built form and thereby reducing visual impacts. There would be views of the extension from Princess Road, however the presence of boundary trees and vegetation would restrict these views. Notwithstanding this, the proposed extension is not of a scale that would cause demonstrable visual harm.



Visualisation of the front and rear of the proposed extension (edged in red)

The siting of the 3G pitches has been guided by, amongst other things, the proximity to the proposed changing facilities; reception facilities; management and supervision offices; avoidance of impacts to residential neighbours and to any local biodiversity and ecology. Views from Princess Road would again be through the boundary trees that run along the eastern edge of the wider Playing Fields site, and there would be glimpses of the fencing and associated floodlights and columns around the pitches. Views in the evening when floodlights and other lighting is switched on would be more noticeable along Princess Road and longer distance views from the allotments and residential areas to the south-west. Given the character of the playing fields

there would also be longer range views from Houghend Crescent to the west. The pitches, fencing and floodlighting would alter the character of this part of the Playing Fields which is flat and open in nature. This alteration to the visual character would be observable, most prominently, from within the Playing Fields and from west facing windows within the existing Leisure Centre although as set out above there would be more limited views from outside of the site. As set out within the response from Sport England there is a requirement for the 3G pitches to be both fenced and floodlit in order to meet the required standards set by the National Governing Body (NGB). The identification of 3G pitches that are non compliant with the NGB standards is identified as an issue within the City, therefore these are essential elements associated with the proposed provision.



Visualisations of the proposed pitches, lighting columns and fencing looking towards the rear of the extended Leisure Centre

The provision of the formal car parking area would be largely sited on the footprint of the existing changing pavilion. The use of soft landscaping and tree planting would assist in ensuring this element of the proposal would give rise to no greater visual impacts than the existing areas of car parking at the site. The overflow parking which would be sited on a functional part of the Playing Fields and pitches would be treated with a surface that is permeable and included a cellular paving system that included grass planted within the paving cells. Wild seed planted earth mounds around this element of car parking would reduce visual impacts, which would be reduced further by the presence of the boundary tree and vegetation fronting onto Princess Road.



Proposed site layout – Overspill car parking to the left (annotated 1) , Car Park (2), Extension building (3) , existing Leisure Centre building (4) and 3G pitches (5)

Whilst there would inevitably be some identified impacts on visual amenity this would be limited and relate to the infrastructure associated with the 3G pitches and the extension to the Leisure Centre. These impacts are not considered to be significant and must be balanced against the benefits that would be derived from the outdoor 3G pitches meeting the identified demand and need and the provision of permanent replacement facilities that meet modern standards of provision.

Crime and Safety

The application is supported by a Crime Impact Statement prepared by Greater Manchester Police. It acknowledged that Sports facilities can attract trespassers, some of whom may have criminal intent that result in damage to buildings, vehicles, and theft of equipment, bicycles and staff and customer property. GMP within the CIS note that as a result of good design and management, the existing leisure centre has not been overly affected by criminal activity. The CIS concludes that the proposals are well-considered from a crime prevention perspective and the removal of the existing changing block is particularly welcomed given its poor security and appearance.

The CIS recommends a number of measures to further enhance security at the site including: the installation of security-rated external doors and window frames, with glazed elements fitted with laminate glass; installation of access controls to doors to limit access to the building outside of opening hours and restrict access to the changing facilities when not in use; and designs for extending the existing CCTV and intruder alarm systems should be developed, and appropriate systems installed and monitored.

It is considered appropriate that a condition be attached to any approve to require the development to be built in accordance with the recommendations set out in the Crime Impact Statement.

Flood Risk and Drainage

The applicant has prepared a flood risk assessment and drainage strategy. The site is at a very low to low risk of surface water flooding and is located within Flood Zone 1.

The applicant has further investigated opportunities to drain surface water solely utilising on-site infiltration methods. However, following poor results from infiltration tests and the identification of ground water levels the use of a sustainable drainage system for the site was found to be incompatible with the site conditions.

As a result of further work, the following sustainable urban drainage opportunities are to be introduced as part of the drainage scheme: Use of Reinforced grass system to the overspill car park; permeable paving to new car parking areas to attenuate and filter the run-off; and the introduction of a localised 'swale' detail to the car park to attenuate and filter the run-off from the car park. It has also been confirmed that the drainage system for the 3G pitches will be designed to 'greenfield' run-off rates. Surface water would be attenuated prior to discharging to the Red Lion Brook to the north east of the site, via a new drainage connection, it is intended to provide Petrol Interceptor or Filter Chambers within the system that serves the car parking areas prior to water discharging into the Brook.

It is considered that the proposals would not give rise to an increase in the risk of flooding elsewhere and whilst the general drainage strategy is considered acceptable, further detailed design for the proposed drainage of the site would be required to be submitted for approval via appropriately worded conditions.

Air Quality

An Air Quality Assessment (AQA) to accompany the application proposals and has been prepared to follow best practice including that from the Institute of Air Quality Management. The site is not within an Air Quality Management Area (AQMA) but Manchester City Council and the Greater Manchester Combined Authority have established several AQMAs along Princess Road to the east of the site, as well as an AQMA to the west of the site, on Mauldeth Road West. These AQMAs were defined due to annual mean exceedances of Nitrogen Dioxide. The AQA was revised by the applicant during consideration of the application and set out to assess both the construction and operational phase of the development, this document has been fully considered.

The AQA concludes that during the construction phase of the development there is a low risk for human health and ecology effects but there is a medium risk from dust. It is recommended that by adopting suitable mitigation measures including the production of a dust management plan, the residual effects from dust are likely to be low. These measures are to be secured via an appropriately worded construction management plan condition.

In relation to the operational phase of the development the AQA assessed the potential impacts on local air quality from the development-generated traffic emissions associated with the proposed development. The results of this assessment indicate that the proposed development would have a negligible impact on local pollutant concentrations at new and existing receptors. Based on the results of the assessment, the proposed development complies with local and national policy and no air quality mitigation is required.

Despite the results of the assessment, the proposals incorporate a number of measures to reduce air quality impacts of the development and these include the provision of 24no. on site electric vehicle charging points; incorporation of air source heat pumps and photovoltaic roof mounted array; development of a travel plan for the site; provision of additional secure and covered cycle parking provision; and the enhancement of the existing pedestrian crossing on Princess Road.

Accessibility

The design process for the proposals has sought to emphasise and demonstrate the importance of meeting the needs of people with a wide range of abilities, by providing access for all people with disabilities wherever possible. This includes the building but also approaches to the buildings, the access into and out of the buildings, the circulation within and the routes leading away from the buildings to external facilities. A stand alone accessible change cubicle is provided directly off the main corridor with an accessible wc located beside it.

The proposals include 7 number accessible car parking spaces (4 disabled access and 3 parent and child spaces) that are located off the main entrance plaza giving direct access to the main entrance of the building. These are in addition to the existing provision at the site and would have a total of 10 disabled access spaces. On arrival the main entrance doors would be power operated suitable for people with a wide range of abilities.

Concern has been raised with regards to the loss of access across the site to those with disabilities due to the fencing of the proposed 3G pitches. The 3G pitches cover a small area of the wider site which would remain accessible and unfenced. The provision of the 3G pitches would enable a greater use of sport facilities for those with disabilities. The provision of consistent level playing surfaces with level access would broaden the use of the playing pitches and have been designed and brought forward to support the growth in participation of disability football.

The intention as the design progresses towards construction phase is for the proposals to be developed further and this would be informed by amongst other guidance Sport England Guidance Note "Accessible Sports Facilities" and Sport England Guidance Note "Fitness and Exercise Spaces".

The applicant confirms that consideration has been given to the Equality Act 2010 in the approach to the proposals with an overriding aim to promote equality and prevent discrimination.

Sustainability

A Site Waste Management Plan would be prepared by the chosen site contractor to ensure that waste arising from the construction phase of the development is controlled and managed and directed to the most appropriate disposal route where this cannot be reused or recycled. The approach to be taken is based upon the implementation of reduction, reuse and recycling strategies. It is also expected that during the demolition of the building on site, bricks and concrete arisings would be

crushed and utilised on site as a construction material for groundwork activities or engineering backfill, depending on its quality.

The proposed development has been designed following the Energy Hierarchy approach, building from a fabric first, passive design philosophy onto active low energy systems and finally with the application of low and zero carbon renewable technologies.

In terms of the Energy Hierarchy approach, the design of the building has reduced its overall energy use to achieve a betterment over building regulations. The measures proposed include the use of improved thermal insulation to a level significantly better than Building Regulation standards; improvement of airtightness; optimising daylighting - providing generous glazing to the function and café spaces to enhance daylighting; low water demand appliances; and passive natural ventilation systems where possible.

Energy efficiency measures to be included in the building would include the use of high efficiency LED lighting in all areas; daylight dimming for rooms ; use of automatic lighting control provided where possible and in line with room use to ensure lights are on only when demand dictates – including presence detection and absence detection; building management system with automatic controls that allow the energy in spaces, to be controlled and switched off when the room is not occupied.

The development would also include the following Low or Zero Carbon technologies:

Air Source Heat Pumps (ASHP) for heating for the building. An ASHP system shall be utilised to provide heating within the new building. It is proposed that the air source heat pump condensers shall be located within an external plant compound on the rear plant deck area and externally adjacent to the building. It is anticipated that up to four heat pump units will be installed to serve the buildings heating requirements

Photovoltaic Cells - It is proposed that the building shall be served by an array of roof mounted photovoltaic (PV) cells. The PV cells would ideally be aligned to face due south to maximise the energy output, it has been clarified within the amended Renewable and Sustainability report that due to the orientation of the building, this is not possible. Therefore, the area of PV cells has been increased to take account of a suboptimal orientation so that the installation still delivers the required annual electricity contribution to meet CO2 reduction targets, it is anticipated that approximately 200m² of PV cells would be installed on the building.

It is considered that the proposals have been designed to include energy efficient techniques, incorporating measures to reduce energy and include low and zero carbon energy resources. The construction and demolition phase would be undertaken to minimise waste, and, reduce and reuse materials wherever possible to minimise waste going to landfill.

Concerns have been raised due to the use of plastics within the 3G pitches both through the development phase but also in the disposal of the materials when they

reach the end of life. The choice of artificial surface is based upon best practice and standards that are promoted by the National Governing Body for the sport based on national and international standards to enable the relevant sport to be played on them to their full potential. In this instance a natural cork based infill is to be used within the artificial turf finish rather than a traditional rubber crumb given concerns that have been raised in terms of the potential for the rubber to migrate out of the pitch area into the surrounding environment and potentially the Red Lion Brook. The design guidance specified by the Football Foundation indicates that measures should be included in the pitch design to prevent the infill from leaving the playing surface and this is expected to be part of the agreement of the final technical design of the pitch to be secured by way of appropriately worded condition. It is recognised that artificial turf pitches have to be replaced and whilst such works would not necessarily require planning permission the disposal of materials should be undertaken in accordance with best practice and to reduce environmental impacts. It is proposed to attach a planning condition to any approval that prior to the pitches being replaced in the future, a strategy for that work, including the appropriate disposal method of the pitch surface in accordance with best available techniques shall be submitted.

Waste Management

The proposals incorporate the provision of an enlarged bin storage facility to provide a dedicated space for the segregation and storage of operational recyclable waste. The space is to be clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams and will be accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors.

The arrangements of the storage of waste generated at the site are considered acceptable.

Transport

The application is supported by a Transport Assessment (TA) and Interim Travel Plan for the site, the TA was subject to amendment during consideration of the application to ensure it provided a consistent site layout plan and correct public transport information.

It is considered that the site is in a sustainable urban location and is accessible via active travel modes as well as public transport including bus and metrolink services. As such users of the facility have opportunities to travel to and from the site by other modes of transport other than private motor car.

The existing vehicular access to the Hough End Leisure Centre car park from Princess Road would be retained. This access will be utilised by all vehicles attending the site, including buses, which will be used for school visits and groups. Level access will be provided for pedestrians and cyclists (all types of users regardless of the level of mobility or visual impairment) across all areas within the site in the form of ramps and lifts where necessary.

The submitted Transport Assessment has reviewed the requirements for cycle and car parking associated with the proposals and the likely demand arising from the reconfiguration of the grass pitches on site.

The proposals incorporate an increase in covered secure cycle parking to provide spaces for 56 no. bicycles an increase of 24 from the current level of provision, these would be located to the side and front of the extension building within the hard landscape areas accessed via the main pedestrian and vehicle entrances into the site. This level of provision is considered acceptable.

An additional 67 car parking spaces are to be provided which would include 7 accessible spaces and these are to be located to the south of the existing Leisure Centre building and extension on the site of the changing pavilion to be demolished as part of the proposals. This level of car parking provision is in line with the maximum number for the size of the proposed extension to accord with the adopted Core Strategy's car parking standards for a Leisure facility and would provide 240 spaces in total for the extended Leisure Centre.

The proposals also incorporate an area for overspill parking to meet the peak demand at the site arising from Sunday match days. The assessment within the TA indicates that 60 spaces are required within the overspill car parking area to accommodate this peak demand of matchdays and to prevent overspill onto the local highway network/residential streets. This overspill car parking would only be made available during these peak demands and would be subject to a control barrier at all other times to prevent its use. The occupancy of the main and overspill car parks would be monitored as part of the Travel Plan for the site. This will help inform the hours of operation of the overspill car park to prevent overspill onto residential streets.

As such the overall car parking requirements for the site including the existing and proposed spaces is as follows:

- 240 spaces in main car park (173 existing plus 67 proposed);
- 85 spaces in overspill car park (25 existing plus 60 proposed); and
- 325 total parking spaces available during peak times.

The TA also sets out that a review of the existing conditions at the junction of Whitchurch Road/Princess Road has been undertaken, including the Pelican crossing on Princess Road immediately north of the junction. As a result a number of highway improvements have been identified and suggested to promote highway safety and the accessibility of the site for pedestrians and cyclists. Including the following:

- New fingerpost signage on Princess Road and Mauldeth Road West to highlight the existing pedestrian and cycle route via Framley Road;
- Upgrade of the existing Pelican crossing to a Toucan crossing with new signal equipment, tactile paving and revised zig-zag markings on Princess Road;
- Introduce speed limit roundels and keep clear markings on the carriageway adjacent to the Hough End Leisure Centre to assist with highway safety in the area;

- Bollards on the east side of Princess Road in the vicinity of the crossing to prevent vehicles from parking on the footway in the immediate vicinity of the crossing;
- H-bar markings at the western end of Whitchurch Road to discourage inconsiderate parking and protect driveway access/residential amenity in the vicinity of Princess Road;
- Build-out of kerblines at the junction of Whitchurch Road/Princess Road, which narrows the distance for pedestrians to cross on the pedestrian desire line, and provides dropped kerbs and tactile paving at the crossing;
- TROs in the form of double yellow line (no waiting at any time) parking restrictions at the western end of Whitchurch Road to provide junction protection;
- Potential enlargement of the southbound right hand turning pocket

These improvements would be delivered via an appropriately worded condition and section 278 agreement with the Council as Highways Authority.

Ecology

The application is accompanied by a Preliminary Ecological Appraisal, which has been updated since the first submission of the application. This has been assessed by the Council's specialist advisors at the Greater Manchester Ecology Unit who raise no objections to the proposals on ecological grounds.

Bats - The changing rooms proposed for demolition and trees on the site were assessed for bat roosting potential. No evidence of bats was found and the building and trees on the site all assessed as having negligible bat roosting potential. As individual bats can turn up in unexpected locations an informative is recommended to be attached to any approval.

Artificial floodlighting is proposed for the new 3G pitches. Such lighting can have indirect impacts on bats, through disturbance to roosts, foraging areas and commuting routes, some bat species avoiding artificial lighting. Information provided demonstrates that the lighting is sufficiently distant from potentially significant foraging areas, not already subject to lighting, i.e. the trees along the Brook and boundaries, to have no significant effects on bat foraging or commuting habitat.

The floodlighting may impact on the western and southern elevations of the retained Leisure Centre. There could therefore be negative impacts on bats if roost was present on either of these elevations. However, this building appears very low risk for bats, the elevation consisting primarily of cladding.

The demolition plan also includes a substation is proposed for demolition, whilst substations are generally low risk for bats, it is identified that a bat assessment is carried out for this building.

Badgers and other Mammals - No badger setts are present, but badgers are known to be present in the wider area and it is likely that they forage on the playing fields, though the development site is located well away from any known setts. There is however a very low risk during construction of badgers entering the site at night and

becoming trapped in trenches or digging into spoil mounds. These risks can be mitigated through reasonable avoidance measures. The same risks apply to other mammals such as hedgehogs that may forage across the site at night. Appropriately worded conditions are proposed to deal with this matter.

Nesting Birds - A small number of trees and shrubs around the existing buildings and car park will be lost with potential birdnesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. It is recommended that an appropriately worded condition is attached to any approval to ensure that trees or shrubs are not removed during bird nesting season unless they are shown as being absent through a survey undertaken by a suitably experienced ecologist.

Invasive Species - One unnamed Cotoneaster species was found on the site. Certain species of Cotoneaster are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is recommended that an appropriately worded informative is attached to any approval.

Trees – The application proposals would result in the removal of some trees on the site to facilitate development. A Tree Survey has been submitted to accompany the application and this survey has been undertaken to British Standard BS5837 this survey identifies 11 no. Individual trees and 2 groups of trees that would need to be removed. In addition, the tree survey has identified 5 other trees that should be removed for good arboricultural reasons. The tree survey also identifies trees that are near proposed works such as the provision of air source heat pumps and areas of car parking, recommendations are made in respect of how works should be undertaken and supervised to protect these trees and ensure that they are not impacted by the development.

Of the 11 individual trees proposed to be removed 6 are B category trees with the other 5 and 2 groups of young trees being C category trees. The 5 additional trees identified for removal due to arboricultural reasons are category U trees that require to be felled due to the trees health. The loss of trees as a result of development is always regrettable and therefore mitigation is a key factor. The applicant is proposing a tree replacement scheme to mitigate against the trees to be removed in the form of a landscaping scheme incorporating specific areas for tree planting both within areas of car parking, new areas of group planting and within existing areas of planting. A total of 61no. trees are proposed to be planted as part of the landscaping scheme with a variety of species proposed including Oak, Birch, Rowan and London Plane.

As identified above, proposed highway works include the potential for works to the existing right hand turn facility into the site on the southbound side of Princess Road. If these works were to be required two young small trees within the grassed central reservation would need to be removed. As part of those highway works additional replacement trees would be required to be planted.

Contributing to and Enhancing the Natural Environment - The development would result in the loss of a small area of grassland of low ecological value habitat with some value for foraging birds such as gulls, starling and certain species of thrush.

There will also be a loss of a small number of trees and shrubs and associated bird nesting habitat.

Whilst the proposals would result in the loss of bird foraging habitat for widespread bird species, which is not feasible to mitigate, given the overall scale of the wider site, and abundance of amenity grassland as a habitat elsewhere, it is considered that such losses would not be significant.

Given the low ecological value of the losses and scope across the wider site to create moderate to high value habitats and enhance the condition of existing woodland it is considered that an appropriately worded condition can be attached to any approval for a biodiversity mitigation and enhancement plan. It is also considered that this would include opportunities to provide bird nesting boxes.

Demolition and construction Management

In order to facilitate the development it is proposed to demolish the former Changing Pavilion on the site and an existing substation to the north west of the site.

The Pavilion is a single storey building with a taller central shaft, the building is not considered to be of architectural merit and its demolition is considered to be acceptable. The applicant has indicated that its removal would be undertaken to minimise the amount of waste that would enter landfill and any materials that can be utilised would be recovered. As set out above the building is considered to have negligible bat roosting potential.

A construction management plan for the site would be developed secured via an appropriately worded condition. It is acknowledged that there would be a period of disruption to existing residents during the construction phase. The proposed management plan would allow adequate measures to be in place to manage these impacts and this would assist in mitigating any harm arising from the demolition and construction phase of development.

Rights of Way

It is claimed that because of public access over the site for a period of greater than 20 years there are public rights of way that cross the site and around its perimeter. Whilst there do not appear to be laid out routes and paths it is possible that such routes have been taken by members of the public using the playing fields. Whilst the proposals include an element of fencing off an area of the playing fields there would still remain routes across and around the playing fields which are considered as acceptable convenient alternative routes.

Covenants

It is not considered that the existence of covenants on the land is one that prevents the City Council as local planning authority from issuing a decision on the current proposals before it. The issue of covenants is a separate legal matter for the applicant to resolve and is not a material planning consideration. The applicant is aware of the covenants.

Conclusion

The application proposals provide an enhanced provision of facilities at an existing and well-established outdoor sports facility. The site is in a sustainable urban location and as set out in this report the form, scope and design of the development is considered acceptable for the site. The retention of a majority of trees on and around the site together with a landscaping and tree replacement scheme would assist in establishing the development within the area. As identified within this report the proposals are considered to contribute towards an identified need for facilities to support existing outdoor sports pitches and to meet the need and demand for further 3G pitches in this location.

Careful consideration has been given to the siting, scale and appearance of the development to ensure it provides a high quality development along with minimising the impact on existing residents and is therefore considered to accord with national and local planning policies.

Overall, this proposal would enhance a strategically important site that has provided and will continue to provide outdoor sports facilities for the city and in particular residents in south Manchester. It has been acknowledged that the facilities are in need of improvement and work is required to meet current standards; this will ensure the facilities are sustained into the future and provide wide ranging health and well being benefits. It is also recognised concerns have been raised about aspects of the proposal which have been addressed and have been balanced against the benefits that would be delivered.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

Conditions

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

HEV- EWA- 01- ZZ- DR- A- 40600 Rev P0 GA Sections

HEV- EWA- 02- XX- DR- L- 49020 Rev P1 Site Demolitions as proposed

HEV- EWA- 02- XX- DR- L- 49041 Rev P1 BLOCK PLAN, PROPOSED SITE LAYOUT

HEV- EWA- 02- XX- DR- L- 79007 Rev P7 SITE HARD PAVING PLAN

HEV- EWA- 03- XX- DR- L- 49042 Rev P9 PITCHES SITE LAYOUT AS PROPOSED

HEV- EWA- 02- XX- DR- L- 49021 TREE RETENTION & REMOVAL (Sheet 1) Rev P1

HEV- EWA- 02- XX- DR- L- 79005 SITE FENCING & FURNITURE PLAN Rev P5

HEV-EWA-01-00-DR-A-40400 Rev P1 Level 00 - Ground Floor

HEV-EWA-01-01-DR-A-40401 Rev P1 LEVEL 01 FLOOR PLAN

HEV-EWA-01-R1-DR-A-40402 Rev P0 LEVEL R1 ROOF PLAN

HEV-CUR-XX-XX-RP-C-92001 Revision: V02 Flood Risk Assessment and Drainage Strategy

Waste Management Strategy prepared by Ellis Williams Architects and accompanying Refuse Storage and Collection plan reference HEV-EWA-02-XX-DR-A-45100 Rev P2

076910-CUR-00-XX-RP-TP-003 Revision: V04 Interim Travel Plan

HEV-EWA-02-XX-DR-L-49022 Rev P1 CONSTRUCTION PHASE SITE PLAN

Crime Impact Statement version B ref 2013/0769/CIS/02

Landscape Management Plan & Maintenance Regime

All as received by the City Council as local planning authority on the 16th December 2021

HEV-CUR-00-XX-RP-TP-002-V05 Transport Assessment

HEV-EWA-ZZ-XX-RP-A-90412-RevP4 Planning Statement

HEV-EWA-ZZ-XX-RP-A-99000-RevP2 Design and Access Statement

HEV-ISG H&S-GP-FO-0051-RevC Construction Phase Plan

HEV-ISL-20343-RevB BS5837 Trees and Construction Arboricultural Report

HEV-ISL-20343-RevE3 PEA Preliminary Ecological Appraisal Report

HEV-LKK-CL-602-LKC 20 14880-02-R1 Phase 2 Geo-Environmental Report

HEV-MCC-ZB-XX-RP-C-00002-P1 Statement of Consultation

HEV-SRL-RP-YQ-02-S2-P1 Air Quality Detailed Assessment_Management Strategy

HEV-WBS-BSD13812 29.0-Rev1 Renewable and Sustainability Planning Report

HEV-WBS-BSD13812 29.0-Rev1 Ventilation System Planning Report

HEV-WBS-WIE17320-100-R-2.4.2 Noise Impact Assessment
HEV-CUR-00-XX-DR-TP-75002-P07 Proposed Highway Improvements
HEV-EWA-02-XX-DR-L-79001-RevP12 Site Masterplan
HEV-EWA-02-XX-DR-L-79008-RevP6 Softworks Plan
HEV-EWA-03-XX-DR-L-49043-RevP4 Turf+Non-Turf Pitches Surfaces & Fences
HEV-WBS-01-XX-DR-E-63100-RevP5 External Lighting Layout Horizontal
Illuminance
HEV-WBS-01-XX-DR-E-63101-RevP5 External Lighting Layout Vertical Illuminance
HEV-WBS-01-XX-DR-E-63204-RevP4 External Lighting Layout
All as received by the City Council on the 18th February 2022

HEV- EWA- 03- XX- DR- L- 49043- Rev P5 - Non-turf PITCHES SURFACING & FENCING

As received by the City Council as local planning authority on the 9th March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to any earthworks or construction works taking place a reasonable avoidance measures method statement for badger, hedgehog and other wildlife shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed details.

Reason - To ensure the protection of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

4) No works to trees or shrubs (including clearance work) shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the City Council as local planning authority that no active bird nests are present.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

5) Prior to the commencement of development a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the City Council as local planning authority. Enhancement for habitat loss, will be demonstrated through the provision of a biodiversity net gain assessment. The submitted plan shall include:

- Habitat creation proposals including the area, proposed target habitat and proposed target condition;
- Habitat enhancement proposals including the area of the current habitat type and its condition and proposed target habitat type and target condition;
- Mitigation proposals for loss of bird nesting habitat;
- A Long term management plan

- Details of the body(s) responsible for implementation and long term management of the plan.

Reason - To create and enhance the biodiversity of the area pursuant to policy EN15 of the Core Strategy and section 174 of the National Planning Policy Framework 2021.

6) No development shall take place until a surface water drainage scheme has been submitted to and approved by the City Council as local planning authority. The submitted scheme shall be designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority and shall demonstrate:

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment. This shall include maximised use of interception solutions where practicable, such as rainwater harvesting, infiltration and green SuDS.
- Full determination of existing drainage.
- Where surface water is connected to the ordinary watercourse, proposed new connections and flows shall comply with reduction of flows to greenfield runoff rates, and agreement in principle from Manchester City Council as Lead Local Flood Authority is required. An email of acceptance of proposed flows and/or new connection will suffice.
- Confirmation that where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse have the consent of the Lead Local Flood Authority.
- Assessment demonstrating the risks to controlled waters can be appropriately controlled.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building.
- Details of proposed drainage strategy for proposed pitches, which shall comply with the drainage hierarchy and greenfield non-statutory technical standards for SuDS.
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Evidence of pollution control measures which should include:
 - Hydraulic calculation of the proposed drainage system;
 - Construction details of flow control and SuDS elements.

The development shall be subsequently carried out in accordance with the agreed details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and adopted Core Strategy policies EN8 , EN14, EN17 and EN18.

7) Prior to the first use of the development hereby permitted details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings and must include flow control(s), attenuation and pollution control components.

- As built construction drawings.

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Schedule of tasks and frequencies for all drainage components should be derived from manufacturers' recommendations and/or best practice CIRIA C753.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

8) No development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

a) A preliminary risk assessment which has identified:

- all previous uses

- potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site

b) A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall be carried out in accordance with the approved details.

Reasons -To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution and to protect the underlying Principle and Secondary A Aquifers and surface watercourses in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

9) Prior to any part of the approved development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

10) If, during the undertaking of site works, contamination not previously identified is found to be present, then further site works shall be suspended until the extent of contamination has been determined and defined in agreement with local planning authority. Written agreement shall then be obtained from the local planning authority to enable onsite works to recommence within the area(s) not affected by the contamination identified.

Works shall not recommence with the defined area of contamination until details have been submitted and obtained written approval, from the local planning authority, of a remediation strategy detailing how the identified contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason - To protect the underlying Principle and Secondary A Aquifers and surface watercourses and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

11) Piling or any deep foundation solution using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

Reason - To ensure that any proposed Piling or an alternative deep foundation solution does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and policy EN 17 of the Core Strategy.

12) No development of the artificial turf pitches shall commence until details of the design and layout of the pitches have been submitted to and approved in writing by the City Council as local planning authority. The details shall include dimensions of

the playable area and run off areas, cross sections of the sub layers and carpet, cork infill specification, fencing type and height, infill trap details and materials to be used in the construction of the pitches.

The artificial turf pitches shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

13) No development shall commence until a schedule of playing field improvements and maintenance including a programme for implementation of the maintenance regime and period of its implementation and programme to enable continuity of use to existing pitch users, has been submitted to and approved in writing by the City Council as local planning authority. Following the commencement of the development the approved schedule shall be complied with in full.

Reason: To ensure that the playing field is established as a functional playing field to an appropriate standard and is fit for purpose, ensures continuity of use of the natural turf pitches, and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

14) Prior to the first use of the development hereby approved a community use agreement for the development shall be submitted to and approved in writing by the City Council as local planning authority. The agreement shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall be subsequently operated in accordance with the agreed details.

Reason: To secure well managed safe community access to the sports facility and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

15) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

16) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

17) Notwithstanding the approved plans and details, prior to the commencement of development, which includes demolition works a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Dust suppression measures including details of wheel wash facilities;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- the phasing and quantification / classification of vehicular activity associated with planned construction;
- evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- site hours;
- details of contractor parking;
- A highway dilapidation survey;
- A community consultation plan and;
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

18) Prior to the first use of the development hereby approved a verification report will be required to validate that the installed lighting scheme for the development conforms to the recommendations and requirements set out within the approved lighting scheme detailed in condition 2 of this decision notice. The report shall also provide the results of post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the approved scheme shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to ensure that the scheme avoids disturbing protected species that use the site for foraging and commuting pursuant to policies DM1 and EN15 of the Core Strategy.

19) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

20) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

21) No activity on the artificial turf pitch shall be permitted outside the hours of:

Monday to Friday 09:00 - 22:00hrs

Saturday 09:00 - 21:00hrs

Sunday 09:00 - 20:00hrs

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

22) The details of the approved waste management scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

23) Prior to the first occupation of the development hereby approved, the cycle spaces shall be implemented and made available in accordance with the approved drawings and documents as received by the City Council, as Local Planning Authority, on the 18th February 2022.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy.

24) Within three months of the commencement of the development hereby approved, a scheme of off site highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority, the submitted scheme shall include details of the following if required:

- New fingerpost signage on Princess Road and Mauldeth Road West to highlight the existing pedestrian and cycle route via Framley Road;
- Upgrade of the existing pedestrian crossing with new signal equipment, tactile paving and revised zig-zag markings on Princess Road;
- Speed limit roundels and keep clear markings on the carriageway adjacent to the Hough End Leisure Centre;
- Bollards on the east side of Princess Road in the vicinity of the crossing ;
- H-bar markings at the western end of Whitchurch Road;
- Build-out of kerblines at the junction of Whitchurch Road/Princess Road;
- TROs at the western end of Whitchurch Road to provide junction protection
- Enlargement of the southbound right hand turning pocket on Princess Road;
- A timescale for the implementation of the works.

The approved scheme shall be implemented and be in place within the timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) Before the development hereby approved is first brought into use a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

26) Prior to the first use of the development hereby approved, a detailed Car Parking Management Strategy shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall include measures to monitor the usage of accessible and car share parking bays; and, measures to manage and

monitor the areas of overspill car parking. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy.

Reason - To ensure that a satisfactory car parking management strategy is implemented for the development that respects the highway network in accordance with Policy DM1 of the Core Strategy.

27) Prior to the first use of the development hereby approved, a detailed Event Management Plan for the site shall be submitted to and approved in writing by the local planning authority. The management of Events at the site shall be implemented in accordance with the approved details.

Reason - To ensure that there are satisfactory event management procedures in place for the development in order that the development respects the highway network in accordance with Policy DM1 of the Core Strategy.

28) Prior to the first use of the development hereby approved, the details of the type and location of the 24 no. electric vehicle charging points to be installed at the site shall be submitted and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed prior to the use commencing.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Core Strategy.

29) All floodlighting associated with the artificial turf pitches shall be turned off when the pitches are not in use other than for maintenance purposes.

Reason - To reduce the impact of the floodlighting on the amenity of the occupiers of nearby residential accommodation and reduce any impact of the lighting on foraging Bats pursuant to policies DM1 and EN15 of the Core Strategy.

30) The development hereby approved shall be carried out in accordance with the recommendations set out within the approved Crime Impact Statement. Prior to the occupation of the development a verification report detailing the security measures installed within the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

31) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or

lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

32) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

33) The hard and soft landscaping scheme including tree planting scheme approved by the City Council as local planning authority shown on drawing ref HEV-EWA-02-XX-DR-L-79008 REV P6, shall be implemented not later than 12 months from the first use of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

34) Prior to construction works progressing above ground level, samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

35) Notwithstanding the approved landscaping drawing, within three months of the commencement of development details of the hard landscaping treatments including surface treatments to all areas of car parking (including appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

36) Prior to the removal and replacement of the 3G pitch and any associated materials, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

Informatives

1) Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Certain species of Cotoneaster are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

3) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

4) The applicant is advised that the design and layout of the Football Turf Pitches should comply with the relevant industry Technical Design Guidance, including guidance published by the Football Association.

The applicant is advised that the Football Turf Pitches should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

The applicant is advised that for any football match play to take place the pitches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

5) Guidance on preparing Community Use Agreements is available from Sport England

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

6) In order to discharge condition 16 of this decision the following should be considered in the design of a fume and vapour extraction scheme:

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Local Government (Access to Information) Act 1985

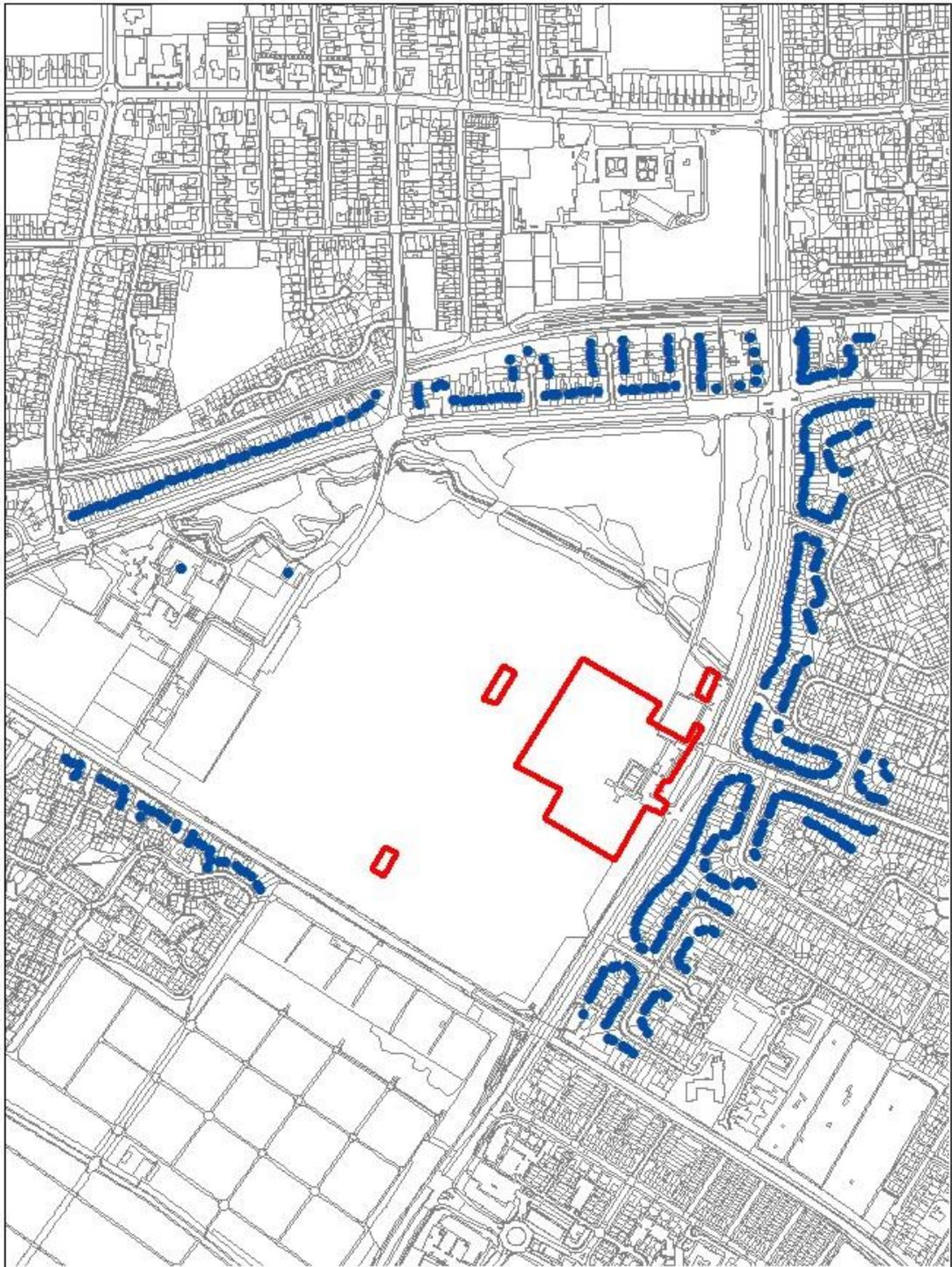
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 132513/VO/2021 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

**Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Parks & Events
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Transport For Greater Manchester
Greater Manchester Ecology Unit
Sport England**

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Robert Griffin
Telephone number : 0161 234 4527
Email : robert.griffin@manchester.gov.uk



Legend

- Site Location
- Neighbour notified

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