Application Number	Date of Appln	Committee Date	Ward
120607/FO/2018	26th Jul 2018	17th Oct 2019	Fallowfield Ward

Proposal Creation of Artificial Grass Pitch (AGP) for Multi Sport Activity and installation of 6 x 18 metre high floodlighting columns, creation of a hard standing, formation of topsoil bund, erection of 5 metre high ball stop fencing and installation of 1.2 metre high barriers to artificial grass pitch

Location Platt Lane Complex , Yew Tree Road, Manchester, M14 7UU

Applicant Mr Mike Howarth , Manchester Metropolitan University, All Saints Building, All Saints 8, Manchester, M15 6BH,

Agent Mr John Bennett, Surfacing Standards Ltd, 1A Perth House, Corbygate Business Park, Priors Haw Road, Corby, NN17 5JG

Background

Members will recall that this application was reported to the Committee at the meeting on the 19th September 2019 following a Committee Site Visit. The Committee resolved it was minded to refuse the application due to the contravention of policies DM1, SP1 and DC26 due to the impact on residential amenity, light, noise pollution and traffic management issues.

Noise pollution
The concerns raised by Members and residents are duly noted. Whilst it is acknowledged that the proposed floodlighting and pitch modifications would allow the pitch to be used later in the evening, during winter months, and allow for other sports such as hockey to be played. This is an existing pitch within an established Leisure complex. Residents currently experience impacts on residential amenity by way of noise pollution from users of this pitch. This planning application provides an opportunity to mitigate against this harm by use of panning conditions to alleviate residents' concerns by ensuring any anti-social noise generating behaviour is dealt with promptly by way of a management plan. Furthermore, Environmental Health have indicated their satisfaction with the acoustic information supplied and do not raise concerns with regards noise pollution and a landscaped bund would be provided to the Platt Land frontage. However, if Members are still concerned about this matter then this following reason is suggested:

1) The proposal would bring the pitch in to use late in to the evening throughout the whole year, which would have a detrimental impact upon the residential amenity of nearby residents in particular due to undue noise and distance contrary to Core Strategy Policies DM1 and SP1 and saved UDP policy DC26.

Light spillage
Members expressed concerns regarding the proximity of the proposed floodlights to residents' houses following representations from local residents. As previously set out within the committee reports provided for the 22nd August 2019, and 19th

September 2019, the submitted documentation on lighting demonstrates that light spill to adjacent properties would be sufficiently controlled to the satisfaction of Highways Services and Environmental Health. It should be noted that the levels of light spillage would be controlled within an acceptable level by the use of suggested planning conditions relating to light spillage and hours of use for the floodlights, as detailed in condition nos 3 and 4. Given that the applicant has demonstrated that the proposed floodlighting falls within the limits set out in the best practice guidance for the reduction of obtrusive light, and Environmental Health and Highways Services have indicated their satisfaction with the proposed lighting, it is not considered that a reason for refusal based on lighting could be sustained. However, if Members are still sufficiently concerned by this issue then the following reason is recommended:

2) Due to the close proximity of the proposed floodlighting to local residents the proposal would create unacceptable levels of light spillage for local residents having an unduly harmful impact on residential amenity, contrary to policies DM1 and SP1.

Members did raise concerns regarding traffic issues, however, stated that this was a problem for the wider area not just this site, in part due to the Oxford Road bus corridor, therefore, did not substantiate possible grounds for a refusal based on traffic management issues. It should be noted that a traffic management plan and car park management plan, with the addition of further parking spaces would be offered as part of this application as detailed later in this report, and would be the subject of conditions proposed within the conditions section of this report.

Introduction

This application was placed before the Planning and Highways Committee on 22nd August 2019 and at that meeting the committee deferred deliberation in order to allow Members to undertake a site visit.

Description

The application site is currently a grass football pitch within the Platt Lane Sports Complex. The pitch, which is the subject of this planning application, and is part of the wider Platt Lane Complex, is located on the south-east corner of the junction between Platt Lane and Yew Tree Road. The site is denoted by a white X on the below photograph. The area is predominately residential in character, with Platt Fields Park adjacent to the site.



The sports complex was established many years ago and was previously Manchester City Football Club's training ground. Since 2014 the sports complex has been owned and run by Manchester Metropolitan University (MMU) and offers a gym, fitness classes and a range of pitches for sports such as football, rugby, and American football. The sports complex is not exclusive to MMU students but is open to all including local clubs and community groups.

Application proposals

The applicant is proposing to replace the existing grass pitch with an artificial grass pitch (AGP) to allow for multi-sport activity, such as hockey, lacrosse, football and American football, with the dominant use being hockey. The applicant is also proposing to install six, 18 metre high floodlighting columns, 5 metre high ball stop fencing to the perimeter of the site, 1.2 metre high barriers around the pitch, a topsoil bund to the northern boundary of the pitch, and an area of hard standing for pedestrian access and spectators. The proposal seeks to use the pitch from:

Mon to Thurs	9am – 9pm
Friday	9am – 8pm
Sat & Sun	10am – 5pm

Originally, the applicant sought to use the pitch from 9am to 10pm Monday to Friday and 9am to 7pm Saturday and Sunday. However, following concerns about the proposal, the scheme was amended to that now before the committee. Furthermore, the applicant has removed the proposed AGP warm up area on the northern boundary and is proposing to install a topsoil bund, which would be 2 metres in height and would be seeded.

The current hours of use permitted for this pitch are 9am to 10pm Monday to Friday, Saturday 10am to 10pm, and 10am to 6pm Sundays.

It should be noted that other existing floodlit pitches within the Platt Lane Complex have an hours condition of Monday to Friday 8:00am to 10:00pm, Saturday 8:00am to 7:00pm, and Sundays 8:00am to 7:00pm.

Consultations

Local Residents – Following receipt of the revised drawings local residents were re-notified and 37 letters of objection have been received, the comments are as follows:

- On behalf of the local Residents Action group, would like to formally request that a site visit be made by councillors before any further decisions are made in this whole process.
- Have looked into the planning restrictions imposed on Manchester Grammar School (116407/FO/2017), regarding their own flood-lighting scheme and note that local residents' objections were taken into consideration regarding the operating hours of the facility, and were limited to 8pm daily, following concerns regarding floodlighting and glare.
- Please note that on the Manchester Grammar School scheme the floodlit pitch is approximately 60m from residents' front doors and there are 3 rows of mature trees as a barrier. The MMU scheme is 18m from residents' front doors, with no tree barriers as a shield.
- Similar restrictions have been placed on the operations of the Platt Fields Fun Fair, which operates for 8 weeks per year. It is also limited to closing before 8pm. So cannot understand how this MMU facility would ever be allowed to operate after 8pm all year round.
- Acknowledge the offer to slightly reduce operating hours by MMU at the site, but the revised plans remain hugely problematic given the overall negative impact that this development will have on an already overburdened area. Bar an offer to slightly expand car-parking provision, there is little to assuage residents' concerns about the increased usage that this development will result in, with all the increased traffic, noise, and especially light pollution we will experience as a result.
- Despite attempts to paint this as a facility with relevance to the local community, its primary purpose remains the provision of sports facilities to MMU students, and other commercial interests who may pay rent to use the facilities. It is not of any positive value to a diverse local community that already has to bear more than its fair share of the burden of transient populations that have little desire to invest in the community and its well-being. For universities, student satisfaction is king, and this development is aimed squarely at their needs and the opportunities that students desire given the fees that they are required to pay. This commercialization of higher education results in a tragic disconnect between the universities and the communities in which they are situated, as it means that student satisfaction trumps everything else.
- The comments from Sports England indicate that this development's primary use will be for Hockey - a fact left out of the original submission which indicated multiple sport usage. This will mean relocation of established community football clubs who use the current grass pitch, again to satisfy the demands of a student body playing an elite sport with no relevance to our diverse community. Surely the lack of relevance to local communities should

be taken into account. Our community's quality of life should not be put at risk to satisfy the desires of a privileged minority, who can afford to go to university and play elite sports, or play for such clubs with all the costs that doing so entails. Frankly, it's offensive to the exceptionally hardworking folk of this area, many of whom have witnessed real hardships.

- Note that there is still no mention of any substantive environmental impact assessment in the plans, both in terms of increased light, emissions and noise, and the effect on local wildlife. Neighbouring Platt Fields has a diverse flora and fauna, particularly its bat population, which roost around, and potentially within the Platt Lane complex. At the very least, there should be a survey carried out by the developers to ensure that this protected species' habitat is not put at risk.
- The permanent residents of this neighbourhood are being poorly treated by a university that only has its commercial interests and those of its students at heart.
- The noise and light pollution caused by the proposal will disrupt the peace and tranquillity required for prayer and classes at the masjid, which has windows facing the pitch.
- Have already been experiencing much noise and disturbance from the Platt Lane Complex during the Holy month of Ramadan in summer 2018, particularly during evening and night prayers.
- Attendees and worshippers of the masjid have reported feeling intimidated by the existing users of the Platt lane Complex, due to the use of foul language, loud mannerisms and aggressive type behaviour witnessed.
- Do not feel that the proposal will benefit the masjid or the local community who make use of prayer/class facilities. Rather it will further disrupt our peaceful worship, aims and objectives.
- If allowed, this will affect the daily operations of the masjid which is also a registered charity and thereby have a negative impact, affect, and significantly strain many aspects of our work. We foresee difficulties continuing our work in a setting where this application is allowed. This Application does not serve the community (hundreds) which utilise our centre and hence it is against the Public Interest.
- Would like to understand how much cycling provision is at the complex at present and how much is to be provided.
- Concerned about the impact the proposal would have on the local highway network as more traffic has already been pushed on to Yew Tree Road and Platt Lane due to the Oxford Road bus corridor, believe this proposal will create even more traffic and parking issues.
- Concerned that if approved the proposal would put off long term residents from moving to the area and existing families would leave the area due to the light and noise pollution, especially families with young children as they wouldn’t be able to sleep due to the disruption of the use proposed operating until 9pm.
- Concerned that the noise readings provided by the applicant do not reflect the noise readings taken by local residents during pitch use.
- The scale of the proposal is not in keeping with the residential area as the site will be used much more intensively than at present, for longer periods of the day, with more players all year round.

- Concerned that as hockey is to be the prevalent sport played on the AGP pitch this will be much noisier than present due to the nature of the game using a ball and sticks, and the pitch materials.
- Living in the area with the existing complex and noise and traffic issues from it and the fun fair which operates for 8 weeks of the year is hard enough. This will be exacerbated further by the proposed intensive use of this corner pitch, which is so close to residents' houses.
- Believe that if this proposal was in Didsbury it would not be allowed, but as this is a less affluent area residents' views are less important.
- Concerns that highway safety will be made worse due to more parked vehicles from patrons of the complex.
- Coaches visiting the site often block neighbouring roads, and this will be made worse by more coaches visiting the site. There is currently only one coach parking space yet there are often three coaches per session.
- Only 1 electric charging point is proposed to 29 spaces. Concerned that this means the applicant is encouraging 28 petrol or diesel cars for every one electric car.
- The proposed planting of trees and shrubs will not be a sufficient noise barrier.
- The fun fair at Platt Fields is limited to closing at 8pm so the proposed operation of this pitch until 9pm is excessive.

24 letters of objection were received in relation to the originally submitted scheme prior to the revisions and supplementary information which has sought to address concerns raised, points additional to those summarised above were:

- The proposal would be at odds with the aims of the Platt Fields Park Management Plan, which is to create a natural eco system. A noisy, over-lit planning blight can do nothing but harm.
- 3G pitches are known carcinogenic and would be an environmental disaster
- It can be argued that the Article Four direction of Manchester City Council is being reversed by this application. The residents of the area do not want it turned into a giant hall of residence by the creation of an "open all hours" sports complex, which will result in total "studentification" of the area.
- Concerned that this may well be a revenue-increasing scheme by MMU which will have a negative impact on the neighbourhood. If provision of such facilities locally was a concern then the area is replete with them - these are available for public use at Whalley Range High School - which has a huge number of pitches, Sir William Hulme Grammar School, Trinity Sports Centre, and Manchester University's extensive provision for public use at the Armitage centre. These are all within a mile radius of the Platt Lane complex and give plenty of options.
- The lack of engagement of MMU with local residents is disappointing.
- Fear an increase in anti-social behaviour such as being attacked/mugged.
- Question why there is no Section 106 agreement to benefit local residents, such as an upgrade to the park or free gym memberships.
- The facility already has 3 outdoor artificial pitches available for public use/rental, as well as two further indoor pitches.

Councillor Mahadi Sharif Mahamed – Objects to this application. I remain totally opposed to this project in line with my previous objection. I believe the scale of this

plan will adversely affect the lives of local residents and community, in terms of traffic, noise, light pollution, parking. This area cannot cope with any more development.

Councillor Ali Raza Ilyas – Objects to the planning application from MMU in relation to extending and developing their sports ground on Platt Lane. I fully support the objections made by residents in the area, and their detailed analysis of the impact this proposed development would have on them.

The key concerns being, parking and lack of coach parking in the facility, causing considerable problems for residents which would increase if development goes ahead. Along with the noise that will be on-going until 10pm from both the sports being played and users leaving the venue to get to cars parked outside resident's homes. There are many sports facilities in the area that are not in close proximity to residents that users can seek out.

The current sports ground already poses significant issues for local residents, and the new proposal would increase these problems.

There is already significant noise throughout the day and evening seven days a week from the use of the outdoor pitch. The proposal would effectively more than double the amount of noise. In addition the proposed floodlighting of the new pitches would increase the light pollution already suffered by residents. This is unacceptable so close to people's homes, and would further adversely affect residents' ability to enjoy a reasonable home life. It has a particular impact on children, given that noise and light would persist at unacceptable levels until 10 pm each night during weekdays. The noise generated by people leaving the development would also be substantially greater at a time when people should be able to expect to go to bed.

The application would increase traffic and parking problems in the area. Residents already experience considerable inconvenience from inconsiderate and dangerous parking by people using the complex and Platt Fields. The amount of parking available at the complex is insufficient for its users, and increasing the facilities would further exacerbate this ongoing problem. This is not an occasional problem, but a constant issue, with local roads being used as a car park for the complex.
In addition, the closure of Oxford Road to cars has, as predicted many times by local Councillors, led to commuters "rat-running" through areas of Fallowfield and Moss Side to the west of Oxford Road. Platt Lane and Yew Tree Road are one of the routes used. There is now significant pressure on local residents in these areas as a result of increased traffic, parking and pollution. To add to this pressure by allowing further development of the Platt Lane complex is adding insult to injury for local residents, and they are rightly angry about its implications for their lives.

Whatever the intentions of the applicants, the fact is that increasing usage will increase the level of anti-social behaviour experienced by residents when users leave the complex. This is something experienced whenever there is a major event in Platt Fields, but it is also a day-to-day experience of residents from the current usage of the complex. The residents also have concerns, from their current experience, about environmental issues around rubbish disposal and how these will increase.

For these reasons I am opposed to the application, and support the residents' objections.

Friends of Platt Fields Park - Object because the development proposal is contrary to a number of Manchester City Council's stated planning policies, as follows: Consider that, the proposed substantial change of use from an unlit, single-use, grass football pitch to a multi-sport activity artificial grass pitch (AGP), with 6 x 18 metre high floodlighting columns, will not make a positive contribution to this locality as a neighbourhood of choice, will not enhance or create character, will not make a positive contribution to the health, safety and wellbeing of nearby residents. This planning application is contrary to these aspects of policy SP1.

This development proposal is likely to increase emissions – there are concerns that microplastics from AGPs end up in the environment, also there is growing concern that they may cause cancer. This proposal seeks to eradicate a natural resource and replace it with an artificial one and to not reuse previously developed land wherever possible. This planning application is contrary to this aspect of policy SP1.

There is no mention in policy EC8 of the suitability of land in the Central Manchester Strategic Regeneration Area for the provision of education employment land, other than land in The Corridor (Manchester), and in Birley Fields, the new Manchester Metropolitan University Campus. This planning application is contrary to policy EC8.

The distinct historic and heritage features of the neighbourhood around the development site is of fairly grand residential properties overlooking the open parkland of Platt Fields. This development proposes to replace the outlook over an unlit, grass, football pitch to an outlook over a very brightly-lit, multi-use AGP, with the likelihood of significant associated noise during the opening hours – Monday to Friday from 09:00 until 22:00; Saturday from 09:00 until 19:00; Sunday and Bank Holidays from 09:00 until 19:00. This planning application is contrary to policy EN3.

This development seeks to destroy an element of existing green infrastructure. If this application is approved, the Council would be discouraging the enhancement of the quality and amount of green infrastructure in this locality, and reducing the performance of its functions in the local ecological context. This planning application is contrary to these aspects of policy EN9.

If this application is approved, the Council would be condoning the destruction of green infrastructure that would allow for adaptation to climate change. This planning application is contrary to this aspect of policy EN9.

This development has no regard for many aspects of policy DM1. The development's siting, layout, scale, form, massing, materials and detail are inappropriate to this prominent site surrounded by residential properties; the impact of the development on the surrounding area would be detrimental; the development has no regard to preserving the character of the surrounding area; the development will have significant negative effects on local amenity, including privacy, light, noise, vibration, air quality, litter, birds, road safety and traffic generation; we understand the that existing use of the development site has a negative impact on community safety and crime prevention due to transient noise, vandalism, and threatening behaviour from groups of youths leaving the site; the development is not designed for health - the

noise and light pollution from the development during its proposed long opening hours would have a negative impact on the health of residents nearby – their ability to sleep, study and enjoy their leisure time; the development would cause additional traffic and parking problems as users travel to and from the site; the effects relating to biodiversity, landscape, heritage, green infrastructure, and flood risk and drainage. This planning application is contrary to policy DM1.

This development is likely to result in unacceptably high levels of noises in a residential area and near open land used frequently for recreational purposes; considering the type of development and the proposed opening hours, it is unlikely that there will be a set of conditions that could be applied by the Council to guarantee an ‘acceptable’ level of noise. This planning application is subject to policy DC26.1, contrary to policy DC26.3, unlikely to be able to satisfy policies DC26.4 and DC26.5, and doesn’t qualify as an exception under DC26.6.

A major concern that relates not only to the park’s ecosystem but to the local area in general is the likely impact the increased light levels would have on the biodiversity in the park, in particular the bat population. More floodlights would exacerbate this.

When all the above points are taken into consideration, this planning proposal is clearly and demonstrably contrary to a number of the Council’s stated planning policies. We therefore respectfully request that the Council refuse planning permission.

Platt Claremont Resident’s Association - We represent 1600 mostly terraced-homes in Moss Side and Fallowfield, North of Platt Lane. These are people's HOMES, where they wish to come back to after stressful days at work and feel they can relax and unwind, spend quality time with their children, other family members and friends.

Remain totally opposed to this project in line with the previous objection.

This proposal is completely not conducive to harmonious relations in this residential neighbourhood, where the Council is encouraging more families to settle and bring up their children. The council's housing strategy is to increase family homes and lessen HMOs in Moss Side. The scale of this plan will adversely affect the lives of local residents and community, in terms of traffic, noise, light pollution, parking. This area is creaking at the seams and cannot cope with any more development.

This application cannot be seen in isolation - Platt Lane/Yew Tree Rd already support many different events and activities that bring large numbers of people, rubbish and vehicles throughout the year - melas, bonfire night, Eid festivals, funfairs, BMX national championships, Friday prayers at 2 mosques extremely close, church services at Holy Trinity Platt, also on Platt lane.

Looking at MMU’s community policy, the only benefits are to the people who will pay MMU to do their classes and games. The community they speak of is the sports community in the Greater Manchester Area. They will come from across Manchester and beyond. Already the hockey consultative body acknowledges that this development will "free up" capacity at the Armitage centre for other sports clubs.

The suggestion that MMU "may" offer free gym membership to the residents of houses on Platt Lane is so insulting as to be a real indication of the lack of awareness of what residents will put up with.

The existing use of MMU Sports area already impacts seriously on this locality with people cars and coaches throughout the week on the sports centre, the university course students and the 2 back night-time pitches. Vehicles are leaving the site after 10pm, their headlights blazing into the windows of the houses opposite on Yew tree Rd.

The hours have been reduced a little - but still from 9am until 9pm every weekday and 10-5 both weekend days. 9pm is after most children's bedtime and the noise that will spread upstairs on all the houses fronting the development (notwithstanding the language that many enthusiastic sports people use) will be extremely problematic.

The noise stats submitted measure general noise, not the following: Ball and stick strikes, referee whistles, teams shouting. Should point out that NOT ONE of the other recent sports development proposals in South Manchester has houses anywhere near as close as these are to this development.

Since the closing of Oxford Rd to traffic, the number of vehicles using Yew tree Rd has increased significantly. The junction with Platt lane is frequently log-jammed with long queues stretching back along both roads. There are also numerous accidents as cars try and rush across the junction.

MMU's parking and traffic plan is inadequate, based on the un-tested premise that users will car-share, use public transport and walk. This does not currently happen. Currently, their car-park cannot function at peak times, especially at changeover times. The Yew Tree car-park entrance is inadequate and unsafe, with car jams and traffic paralysis inside their car-park. Exiting cars frequently puts extreme pressure on the existing queues on Yew tree Rd. We remain unconvinced about their provision for coaches.

We reckon up to 700 extra people will use the complex weekly and the bulk of this extra activity will be at night. Giant Floodlights will glare into our homes every evening. Residents do not want a halo of glare and light on their houses, every night, all year round. We can already see the halo of glare when it rains in Manchester over the MMU sports complex. This would only be far worse next to our homes.

I therefore urge you to refuse this project in its entirety; it is dangerously unsustainable in this very densely populated neighbourhood.

Rusholme, Moss Side and Fallowfield Civic Society - This sports facility is situated within a densely populated residential area, albeit also adjacent to the edge of Platt Fields, an inner city park. The density of accommodation nearby is not well depicted on the various site plans provided with the application. It can best be appreciated at page 5 of the Design and Access (D&A) Statement.

It is misleading and unhelpful for the applicant to cite Sport England's assessment standards, which relate to 'sports fields' to a site such as this. Nor is it accurate to

describe the activities here as 'sports events' the term used in the WHO noise information, given in the Noise Impact Assessment. Events are discrete entities, not a continuous stream of activities, closely timetabled throughout the day and into the night, with little let up.

The reality is that any activity on site will be intrusive to large numbers of people seeking quiet enjoyment of their homes. This reasonable desire of homeowners risks being thwarted by this proposal, as it will increase hours of use, noise, light pollution, traffic, and parking.

It seems quite unacceptable that the daily duration and impact of the construction work will be constrained far more rigorously than that which will be inflicted daily on the many residents of nearby homes.

It is unclear whether it is intended that play on the pitches will stop only at the designated time, so that the site will not be clear and quiet until well after 10pm on weekdays.

Using the table provided in the NPPG, that the intensification of use envisaged here will go beyond the 'Noticeable and Intrusive' category, for which the response is to Mitigate and Reduce to a Minimum, to the 'Noticeable and Disruptive' category, for which the remedy is 'Avoid'.

The disruption that will be caused late at night, when there is a potential for sleep disturbance, is greater than the impact during the day.

The impact of floodlighting the area will be greater the longer it extends into the night, and 10pm is too late.

The car parking proposed on site could accommodate the maximum number of vehicles assumed to be on site at any one time and there would be no overspill of demand onto the public highway.

Regular traffic movements associated with University fixtures and new traffic generated by use of the new Artificial Grass Pitch (AGP) will be such that the both functions will not overlap and/or impact on each other will therefore not create undue congestion.

The main driver for this proposal seems to be the desire of the owner, MMU to deliver a wide range of sports to a student population whose numbers are swollen by the closure of facilities at Crewe.

References to 'the community' relate to the users of the facility, not the community of neighbours whose quiet enjoyment of their homes and gardens will be compromised by the noise and light generated until late at night and every day of the week.

It is currently not the case that the non-MMU users of this facility are predominantly local children, walking a short distance from home for an evening kick-around. Instead, the users arrive in cars and coaches from across Greater Manchester. They already leave late and disturb residents. The longer hours applied for will obviously

worsen the misery of residents.

Rusholme, Moss Side and Fallowfield Civic Society strongly object to this proposal.

The site already causes nuisance on many fronts to those who have to live near it. It is quite unacceptable to intensify the harms of noise, traffic and parking by both making the pitch less weather-dependent and adding to the harm by continuing it late into the night.

We hope that you will appreciate that, in the experience of the resident community, enough is enough and they are fearful of the impact that these changes will inflict on their lives.

As a minimum, the hours of use should be limited to 8pm.

Highway Services – The site is considered to be sufficiently accessible by sustainable modes and is in close proximity to public transport facilities.

The promotion of car sharing and the use of mini buses (or similar) is welcomed and it is recommended that this is encompassed within a formal travel plan. No waste management proposals have been submitted and it is assumed that the existing arrangements will remain. It would also appear that the main pedestrian and vehicle access remain unchanged which is acceptable to Highways. The boundary fence proposals incorporate a 5m high ball stop fence which are acceptable from a highway perspective.

It is recommended that prior to the commencement of the development a detailed construction management plan outlining working practices during development is submitted to and approved in writing by the local planning authority.

As described by the applicant, in a worst-case scenario, 29 additional vehicle arrivals can be expected and we consider that this can be accommodated on the highway network. In terms of car parking, this is proposed to be increased by making the north car park open for public use (21 spaces and 2 disabled bays) and there are proposals to create an additional 8 spaces in the west corner which we consider would be sufficient provision from a highway perspective. It is proposed that new secure cycle parking is proposed in addition to an electric vehicle charging point which is also acceptable. A university-wide travel plan is currently being developed which should include measures at the Platt Lane Complex and it is recommended that the full travel plan be conditioned as part of this application. It is recommended that a Car Park Management Plan is conditioned to allow the coordination of MMU events with external community events in order to minimise/avoid clashes (and potentially offer use of MMU parking facilities for external community events) to further reduce the potential impact on the local road network.

The revised report demonstrates that light spill onto adjacent properties has been sufficiently controlled. The further light spill information regarding glare to vehicles on the highway is sufficient to allow us to support this application.

The additional information in relation to current and estimated pitch usage in addition to the Community Usage Agreement is noted and is acceptable to Highways.

Flood Risk Management – Recommend the addition of conditions relating to sustainable drainage be attached to any planning permission.

Environmental Health – Have assessed the submitted information and are satisfied with the Noise Impact Assessment by Acoustic Consultants Ltd dated June 2019 ref: 6870/DO.

Request the addition of conditions to any approval relating to noise, lighting, construction management, hours of use and contaminated land

Sport England – Sport England raises no objection to this application which is considered to broadly meet the requirements of paragraph 97(iii) of the NPPF and Exception 5 of their adopted Playing Fields Policy, they confirm the draft Community Use Agreement submitted by the applicant is now acceptable.

Greater Manchester Ecology Unit (GMEU) - The adjacent Park is known to be very good for bats, but the application site itself does not support particularly good habitat for bats – dominated by open species-poor close-mown grassland subject to disturbance. Bats may use the tree line at the north-eastern boundary of the site may be used by bats for foraging but I would note that –

- The area is very built up and busy, and Platt Lane is a busy road; the area is therefore already subject to high lighting levels
- The most common species of bat recorded in the area are *Pipistrelles*, known to be relatively tolerant of artificial light
- Bats are most active during the summer months (May to September) and are largely inactive in winter, when the floodlights will most be needed
- The design of the lighting is for cowled directional lights which will reduce light spill

Our conclusion is that the floodlighting is unlikely to affect local bat populations. Nevertheless, in the interests of protecting nocturnal wildlife we would recommend that a curfew be set of the operation of the floodlights so that they are required to cease operations at 21.30 hrs and do not begin operations until 08.00.

They do not consider that the playing field is good for other wildlife because it is so open, disturbed and species-poor.

United Utilities – Request the addition of conditions relating to sustainable drainage.

Policy

The National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be

applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, it states that `at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

Paragraph 91 states - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst other things should:

- enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 92 states - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

Paragraph 96 states - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 97 states - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

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 SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities - This policy indicates that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity improve access to open space for disabled people.

It is considered that improved sporting facilities will be provided on site on this basis the proposals are therefore considered to be complaint with the principles of EN10 of the Core Strategy.

Policy DM1 of the Core Strategy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Following the adoption of the Manchester Core Strategy a number of policies in the 1995 Unitary Development Plan for the City of Manchester were saved. The policies relevant to the consideration of the current application are:

Policy DC26.1 (Noise) states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.3 states developments likely to result in unacceptably high levels of noises will not be permitted:

a. in residential areas;
b. near schools, hospitals, nursing homes and similar institutions;
c. near open land used frequently for recreational purposes.

Policy DC26.4 states where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

Policy DC26.5 states the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond

Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Issues

Principle – The site is an existing sports pitch, within a larger sports complex. The applicant is seeking permission to replace the grass pitch with an artificial grass pitch (AGP) to allow the pitch to be used for multi-sports such as hockey. The applicant also wishes to install floodlights around the pitch. By changing the pitch to AGP and installing floodlights, this will allow for the pitch to be used more intensively all year round. In principle improvements to the sport facilities are acceptable, however, matters that will require further consideration are the implications on residential amenity including noise, lighting glare, car parking, visual amenity, community use, and ecology.

Siting – The University are proposing to site the new multi-sport pitch on the site of the existing grass pitch on the corner of Platt Lane and Yew Tree Road. The applicant has indicated that whilst the proposed AGP would be a multi-sports pitch with markings set out for sports such as football, lacrosse and American football, hockey would be the predominant use. The applicant has also indicated that this new AGP pitch is required as the existing non-grass pitches within the complex are 3G artificial pitches that are unsuitable for hockey usage.

The location has been chosen to make use of the existing on site facilities and amenities within the wider sports complex, including the existing pitches, changing rooms and administration facilities.

As the proposed AGP pitch would be located on an existing grass pitch that is currently and has historically been used for sport it is considered that the siting of the AGP pitch is appropriate.

Residential Amenity – The site is located within an existing and long standing sports complex. The wider area is predominantly residential and whilst these properties are already subject to impacts relating to the use of the grass pitch the application proposals, with the ability to have a pitch which would be more intensively used by a wider range of sports, has the potential for greater impacts on these properties. Consideration of impacts relating to noise and lighting are set out below.

Noise – The applicant has submitted a noise impact assessment, which considered the impact of environmental noise on the nearby noise-sensitive residential properties. The report also specifically examined the potential for large occurrences of a specific types of noise during hockey shooting practice, and noise from spectators. The submitted information has been fully assessed by the Council's Environmental Health officers who raise no objection to its recommendations.

The grassed pitch is an existing facility within the sports complex and as such a certain level of noise and activity is already experienced by residents who either adjoin or are adjacent to the site. This proposal would allow the activities to continue later on into the evening during the autumn/winter months and the time proposed for the flood light usage, up until 9:00pm, would be less than the hours that football can be played during the lighter summer evenings (10pm), without the need for flood lights. To ensure that any disamenity to residents is reduced, it is proposed that the use of the pitch and proposed floodlights would be subject to an appropriately worded condition to cease operation at 9.00pm Monday to Thursday, 8pm on Fridays and 5pm on Saturday, Sunday and Bank Holidays.

Residents have also raised concerns regarding noise from hockey balls striking the perimeter boards. The submitted noise impact assessment states that the noise mitigation includes the reduction of impact noise on the strike and goal boards by covering the pitch side of the boards in the synthetic pitch surface as shown in the image below. A condition requiring this treatment to be installed in accordance with the submitted details is recommended.



The submitted noise impact assessment also recommends the use of a Noise Management Plan, as they note that where complaints are usually made this is often due to anti-social behaviour such as swearing. Anti-social behaviour is not necessarily related to the noise level and is something that cannot effectively be engineered out of proposals. As such, it is proposed that a noise management plan is implemented as part of the development. The noise management plan shall include a method of informing the users that swearing and anti-social behaviour is unacceptable and that the centre reserves the right to dismiss users from the pitch and ban future use if this is the case. It is advised that neighbours are given a facility to report excessive noise or anti-social behaviour directly to the sports centre. This would allow the complaint to be investigated and addressed quickly. A condition incorporating this in to a management plan is therefore recommended so that best practice is adhered to in the use of the facilities.

Following the original submission the applicant has amended the proposals to remove a proposed AGP warm up area adjacent to the northern perimeter of the site, this would instead be replaced with a 2 metre high topsoil bund that would be seeded and landscaped to offer further visual and noise screening to the residents that live opposite the pitch along Platt Lane.

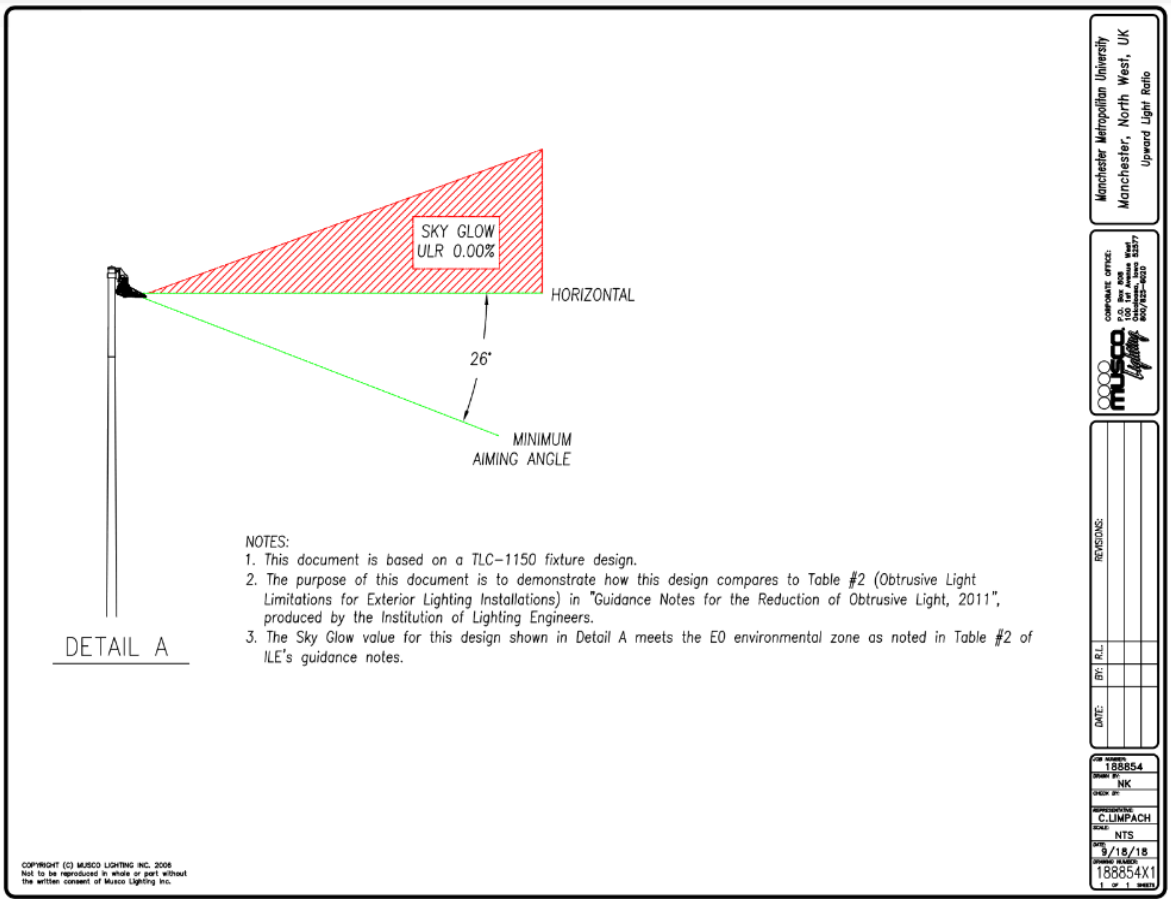
Whilst it is acknowledged that the proposal would allow the pitch to be used more intensively, and as such could see additional comings and goings to this area of the sports complex, and that associated noise such as from the movement of vehicles and users of the facility, it is considered that these issues can be mitigated through the imposition of appropriately worded conditions as set out above. It is acknowledged that this is an existing, historical sports facility with associated noise from sports and users of the complex, and as such it is not considered that the proposal would contribute to a significant increase in noise from the site than the existing facilities.

Lighting glare – The submitted documentation on lighting demonstrates that light spill on to adjacent properties would be sufficiently controlled in addition to this any approval would be subject to time restrictions to ensure that floodlighting was further

controlled. The applicant has also submitted documentation resolving the potential for glare to road users in accordance with the best practice guidance for the reduction of obtrusive light. Highway Services have confirmed that the lighting is acceptable from a pedestrian and highway safety perspective.

The submitted documentation also notes that the lighting scheme would include control switches and would be programmed to turn the floodlights off on the hour to ensure it is not possible for floodlight use beyond the set times. The last available pitch slot of the day would be 55 minutes long, as opposed to the usual hour, allowing players 5 minutes before the floodlights are switched off.

In addition to ensuring the time periods for floodlighting the pitch are subject to appropriately worded control it is also recommended that a condition is imposed to ensure that the external lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties and requiring the applicant to eliminate glare experienced by local residents should complaints be received in the future should be attached.



Lighting diagram

In conclusion, given the above, it is not considered that the proposal would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of those dwellings closest to the site.

Community Use – Concerns have been raised by residents with regards to the proposals being private facilities that do not derive public community benefit. The applicant has submitted a draft Community Use Agreement, which details the hours

of access for community use of the pitch, stating community use will be available across all facility opening hours with the exception of Monday 17:00 to close, and Wednesday 12:00 to close during term time. During university holidays community use will be available across all facility opening times.

The applicant has stated that they already have a standard booking form available for casual use and block bookings, which they would use for the pitch subject of this application.

Furthermore, the applicant has stated that there are 141 car parking spaces available for community users on the site.

In addition Sport England following consultation with the National Governing Bodies of Sport have confirmed that the Football Foundation, on behalf of The FA and England Hockey are supportive of a Community Use Agreement for the facilities.

Below is a table detailing existing users of the grass pitch and how current users can be accommodated elsewhere.

Platt Lane Sports Complex planning application — summary of re-provision of existing user groups (Dec 2018)

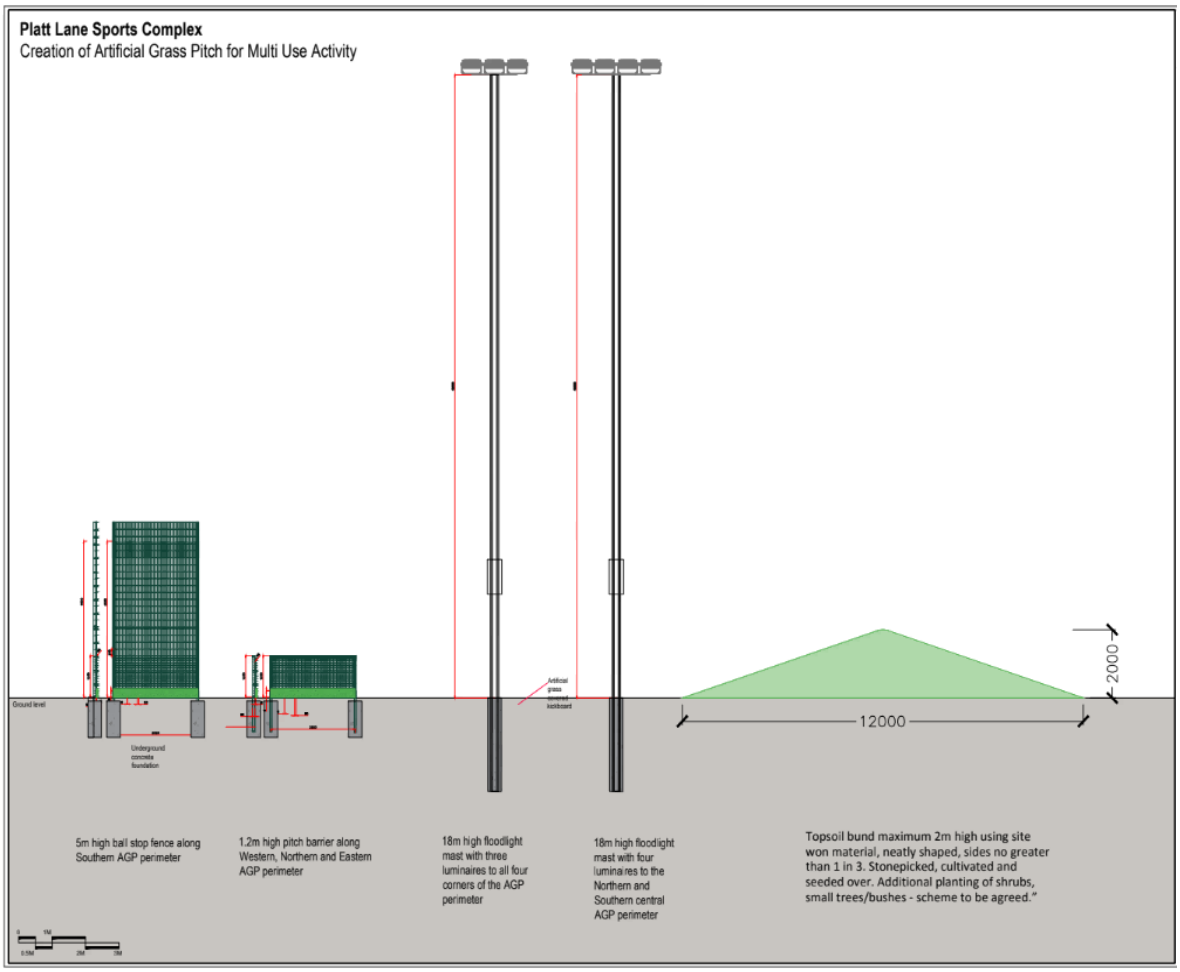
Current User Groups of Platt Lane grass	Nature of current use	Proposed solution
Rochdale Football Club	Utilise the pitch for training, Monday— Friday mornings for 2 to 3 days a week	Will be able to use of the existing football 3G surface on site
Toronto Wolfpack Rugby League Club	When playing away matches they currently base themselves out of Platt Lane. Their main pitch use is the existing Rugby 3G or the Indoor '9 a-side' 3G, but sporadically they will use the grass pitch, maximum of one morning a week	They will continue to utilise the existing 3G pitches on site as per current arrangements. Previously, when the grass pitch has been unavailable, they have utilised Sale Rugby Club training facilities for their minimal requirements for a grass pitch and they will do the same should the grass pitch on site be replaced
MMU Football Club	Utilise the pitch for 1 fixture a week on a Wednesday afternoon, usually a 2pm kick off	MMU Lacrosse club would move from the main football 3G surface onto the new AGP, allowing MMU Football Club to use the main football 3G surface for all their fixtures

Manchester County FA	Utilise the pitch sporadically for County fixtures (weekends)	Have now relocated their offices off site and therefore requirements will be less. The football 3G will be available for their use should they require it
Govan Athletic	Are a regular user of our main Football 3G pitch, but from time-to-time will make use of the grass pitch for Saturday fixtures	Will continue to utilise the main football 3G as per current formal agreements

A condition relating to the formalisation of the Community Use Agreement is therefore recommended.

Visual Amenity – In terms of impact on visual amenity the changes to the sports pitch type would not be significantly different to the current situation.

The multi-sports pitch is of a standard design and the location of the pitch together with the existing perimeter fencing would largely remain unchanged from the existing albeit with the inclusion of a earth bund on the northern edge of the pitch closest to Platt Lane. The use of dark green colour for the ball stop fencing would help to further mitigate the visual impacts of the proposal when viewed from footpaths on Platt Lane and Yew Tree Road. The north, east and west perimeters of the pitch would have fencing 1.2 metres in height, and the south side would have ball stop fencing 5 metres in height. It is not considered that the pitch and associated fencing would have significant visual impacts and would be of a character that would be expected within a sports complex.



Proposed fencing, topsoil bund and floodlight elevations

The existing sports complex does contain pitches with flood lights, the pitch subject of this application is currently unlit. The application proposals, as described earlier in this report, include for the installation of four, 18 metre high floodlighting columns to the four corners of the AGP pitch and two, 18 metre high floodlighting columns located centrally to the northern and southern perimeter of the AGP pitch. Given the current high level perimeter fencing and street furniture such as telecoms mast on Yew Tree Road and street lights it is not considered that the inclusion of the lighting columns would give rise to such significant visual impacts to warrant refusal of the current proposals.

The proposed topsoil bund to be located on the northern edge of the AGP pitch would be seeded, and could be further landscaped, which would improve the appearance of the site. A condition is proposed regarding the submission of further landscaping details.

Therefore visually the impact is considered to be acceptable.

Traffic and parking – The applicant has submitted data to verify that the road network can accommodate the anticipated increase that this development would create due to the pitch being used more intensively, and state that the impact on the current road network would be negligible. This information has been fully assessed by

Highway Services who raise no objection to the proposals either in terms of highway capacity or highway or pedestrian safety.

The submitted data indicates that whilst it is anticipated there would be a small increase in the number of trips per hour compared to the existing 11-a-side grass pitch use, any increase in use would take place during the evenings (under floodlights) and typically outside of the network peaks. The “worst-case” scenario below notes an increase of approximately 29 vehicles, this level of traffic translates to one vehicle every two minutes on the surrounding highway network, which would be imperceptible.

The worst case scenario maximum users for the full sized hockey/multi use pitch would be two, In2hockey (7 aside pitches) being used which would generate a maximum of 58 users including spectators to the pitch.

With regards to this ‘worst case’ scenario the applicant makes the following points;

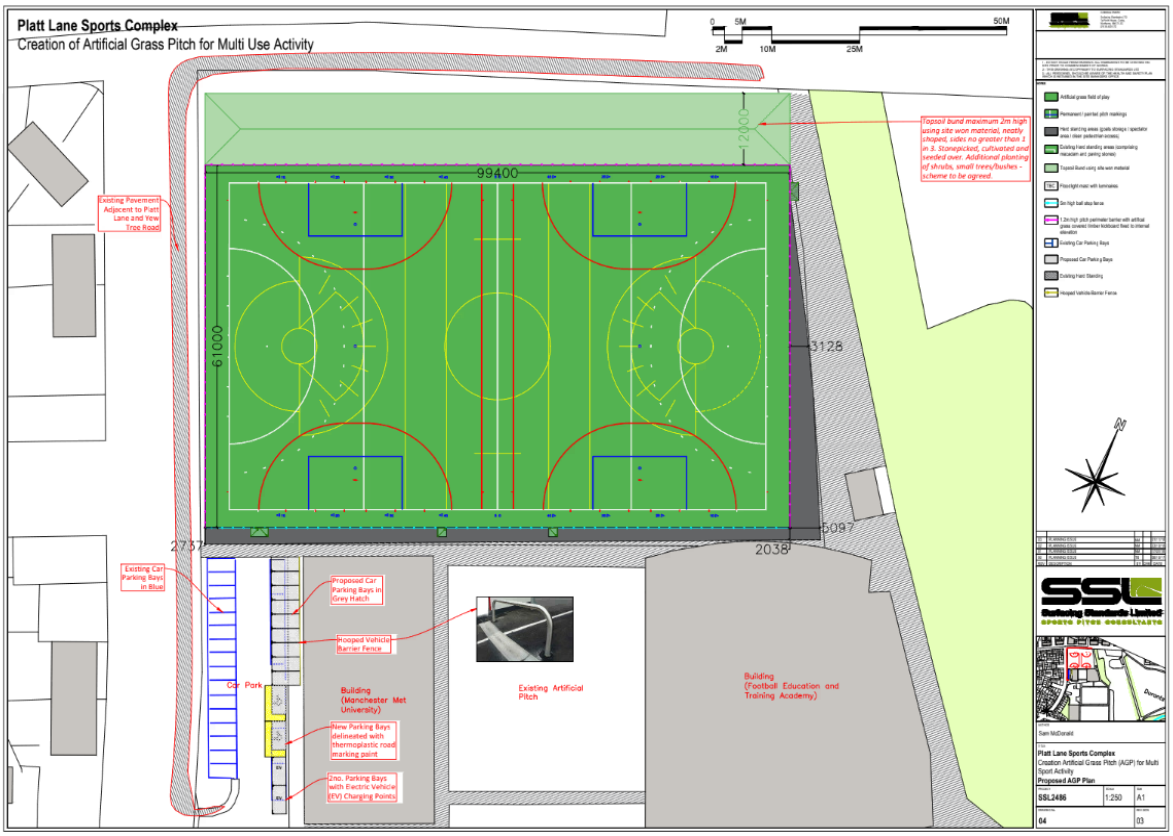
a. When the existing natural turf pitch is in use for an 11 v 11 football pitch, this would generate a projected 20 vehicles (same as an 11 v 11 hockey pitch). Therefore, the 2 In2hockey scenario referred to above would provide an additional 9 vehicles to the current arrangement, albeit it is acknowledged that this comparison is only applicable for the times of the day that the existing natural grass pitch is used.

b. It is accepted that the above comparison is not applicable for the times of the day that the existing natural turf pitch is not in use, and it is acknowledged that at such times the new synthetic pitch would generate additional trips - approximately 29 - when floodlights would be used above current usage. With this in mind the University have reviewed the points raised regarding car parking and note that the northern smaller car park would now be offered for increased car parking provision to that previously available on the site.

c. It should be noted that the more common use for this structured layout is that the 2no. cross pitches are used for training purposes without the need for referees in the evenings Monday to Friday, or for recreational usage that commonly does not have referees, coaches or the full quota of substitutes. This would only serve to reduce the predicted car usage referred to in the above table.

Highways Services have indicated their satisfaction with the proposed parking arrangements and note that in terms of car parking, this is proposed to be increased by making the north car park open for public use (21 spaces and 2 disabled bays) and there are proposals to create an additional 8 spaces in the west corner which are considered to be sufficient provision from a highway perspective. A university-wide travel plan is currently being developed which should include measures at the Platt Lane Complex and it is recommended that the full travel plan be conditioned as part of this application.

The existing parking provision at the sports complex is 116 spaces, 4 disabled spaces and 1 coach parking space, the proposed parking provision would be 145 parking spaces, 6 disabled parking spaces and 1 coach parking space. This is created by opening up the northern car park, and realigning the existing car park in the west corner to generate more bays, and is a direct result of consultation between the applicant and the local community.



Proposed parking plan

The applicant has stated that they will open the previously private northern car park up for community use at peak times. The applicant has also detailed an electric vehicle charging point and secure cycle parking.

Suitably worded conditions relating to a full travel plan for the site and a car park management plan are proposed.

In addition to this, the University have noted that they would work with other local community organisations in order to co-ordinate MMU sporting events with external community events in order to minimise/avoid clashes (and potentially offer use of MMU parking facilities for external community events) and reduce potential impact on the local road network. Again it is recommended that this be dealt with by way of condition.

Sustainable drainage - The application site is not within a designated flood zone. Neither Flood Risk Management nor United Utilities have objected to the proposal and appropriately worded conditions regarding drainage are proposed.

Wildlife and ecology – Concerns have been raised by local residents and groups regarding the possible impact the proposal could have on local wildlife, in particular bats. Whilst the applicant has not submitted an ecology report, the Council's specialist ecological advisers from the Greater Manchester Ecology Unit (GMEU) have provided comments stating that, whilst the adjacent park is known to be very good for bats, the application site itself does not support particularly good habitat for bats.

The proposed floodlights would not have a significant impact on the bat population of the area as the area is very built up with busy roads surrounding it. GMEU noted the area is therefore already subject to high lighting levels. The most common species of bat recorded in the area are *Pipistrelles*, known to be relatively tolerant of artificial light. Bats are most active during the summer months (May to September) and are largely inactive in winter, when the floodlights would most be needed. The design of the lighting is for cowled directional lights which would also reduce light spill.

Furthermore, GMEU state that it is unlikely that the field is good for other wildlife because it is so open, disturbed and species-poor.

Resident's comments – It is not within the remit of Planning to comment on the health benefits or dis-benefits of the use of AGP as some residents have commented that this could be a possible carcinogenic. The use of AGPs is not uncommon and is widely used to widen the range of sports that can be played on a pitch throughout the year. The applicants' agent has acknowledged the concerns that have been raised regarding synthetic pitches being carcinogenic. However these concerns relate to 3G synthetic pitches only, more specifically the rubber crumb granules found within the turf. The new pitch proposed as part of this application is not 3G and does not include any loose rubber crumb material. The application proposals have been collated on behalf of the applicant by specialist pitch designers and it is therefore not considered that this is a matter that would warrant refusal of the application.

The Platt Lane Complex is an existing sports complex with an associated gym and sports pitches located adjacent to Platt Fields Park which is classified as a Destination Park. A Destination Park is defined as being in a predominant area of open space, offering a range of facilities and visitor attractions. As such large events such as fun fairs, festivals and large scale celebrations happen throughout the year at Platt Fields Park. Residents have raised concerns that they already suffer significant levels of disruption and disamenity due to events at the park, and from the Platt Lane Complex and believe that the area cannot accommodate any further development of this nature. In response to the concerns raised by residents whilst the applicant does not control the use of the adjacent park they are proposing to timetable events so as not to clash with events proposed at Platt Fields, and has offered to allow vehicles associated with events at Platt Fields to park on the Platt Lane Complex car parks.

Conclusion – It is considered that whilst the proposal would allow the site to be used more intensively this would not be significantly above and beyond the current usage levels of the site, in particular during the summer months with lighter evenings. Furthermore, this pitch forms part of the wider Platt Lane Complex which has existing floodlit pitches allowing year round daytime and evening match play of sports such as

football. Therefore, it is considered that the proposal would not cause significant harm to the levels of residential amenity currently experienced by local residents, and the mitigation measures proposed through appropriately worded conditions such as to control the hours of floodlighting are considered to be sufficient.

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 polices 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 approval of the application is proportionate to the wider benefits of approval 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Reason for recommendation

Conditions to be attached to the decision

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:
Proposed site plan SSL2486 03 rev 03, received by email 5th November 2018;
Proposed AGP plan, SSL2486 04 rev 03, received by email 5th November 2018;
Proposed AGP applications SSL2486 06 rev 01, received by email 5th November 2018;

Proposed AGP elevations SSL2486 07 rev 01, received by email 5th November 2018.
Noise Impact Assessment by Acoustic Consultants Ltd dated June 2019 ref: 6870/DO

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) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as local planning authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4) The use of the sports pitch and floodlights hereby approved shall be restricted to the following hours:-

9.00am to 9pm Monday to Thursday,
Fridays 9am to 8pm, and
10.00am to 5.00pm Saturdays, Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Prior to the commencement of the development hereby approved or any phase thereof a Construction Environmental Management Plan must be submitted to and be approved by the City Council as local planning authority and thereafter implemented in accordance with those approved details. The Construction Environmental Management Plan must show how the main construction effects of the development are to be minimised, with include detailed mitigation measure such as:

1. Details of wheel washing;
2. Dust suppression measures;
3. Compound locations where relevant;
4. Location, removal and recycling of waste;
5. Routing strategy and swept path analysis;
6. Parking construction vehicles and staff;
7. Community consultation strategy.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 in the Core Strategy Development Plan Document.

6) Before implementation of the hard and soft landscaping treatment scheme, finalised details of shrub/tree species, and a management and maintenance strategy, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.

7) The parking as shown on the approved drawings shall be demarcated and made available for use prior to first use of the development hereby approved. The car parking spaces shall then be available at all times whilst the building is occupied, and shall not be used for any other purpose than the parking of vehicles associated with the use of the sports complex and adjacent park.

Reason - To ensure that there is adequate car parking for the development proposed when the pitch is in use, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

8) Prior to the commencement of development full details of cycle parking facilities for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed prior to the first use of the pitch and be retained in situ thereafter.

Reason - To ensure the provision of suitable and adequate cycle parking provision pursuant to policy T1 of the Manchester Core Strategy.

9) Prior to the first use of the development a travel plan framework shall be submitted for approval 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 using the development;
ii) a commitment to surveying the travel patterns of students/staff/community groups during the first three months of the first use of the pitch 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 pitch, a 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

10) Prior to the first use of the development hereby approved a management plan for the car parking areas within the site shall be submitted to and approved in writing by the City Council as local planning authority.

The plan shall include:
- Measures to marshal the use of the car parking areas;
- Measures to discourage inappropriate parking on the site and within the locality;
- Measures to be employed to discourage inappropriate drop off of students/users of the facility:
- Measures to allow the car parking areas to be shared by Platt Fields Park on event days.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

11) No drainage shall be installed as part of the development hereby approved until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

12) No development hereby permitted shall be used until 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:
a. Verification report providing photographic evidence of construction as per design drawings;
b. As built construction drawings if different from design construction drawings;
c. 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core

Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

13) Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-college users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field, and Core Strategy policy EN10.

14) Prior to first use the of the sports pitch hereby approved, the noise mitigation measures including the covering of the pitch side boards and goal boards, together with the details of a management plan to limit noise and anti-social behaviour as detailed within the submitted Noise Impact Assessment by Acoustic Consultants Ltd dated June 2019 ref: 6870/DO, shall be implemented in full in order to secure a reduction in the level of noise emanating from the use of the pitch and be retained thereafter whilst the use is in operation

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

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: 120607/FO/2018 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:

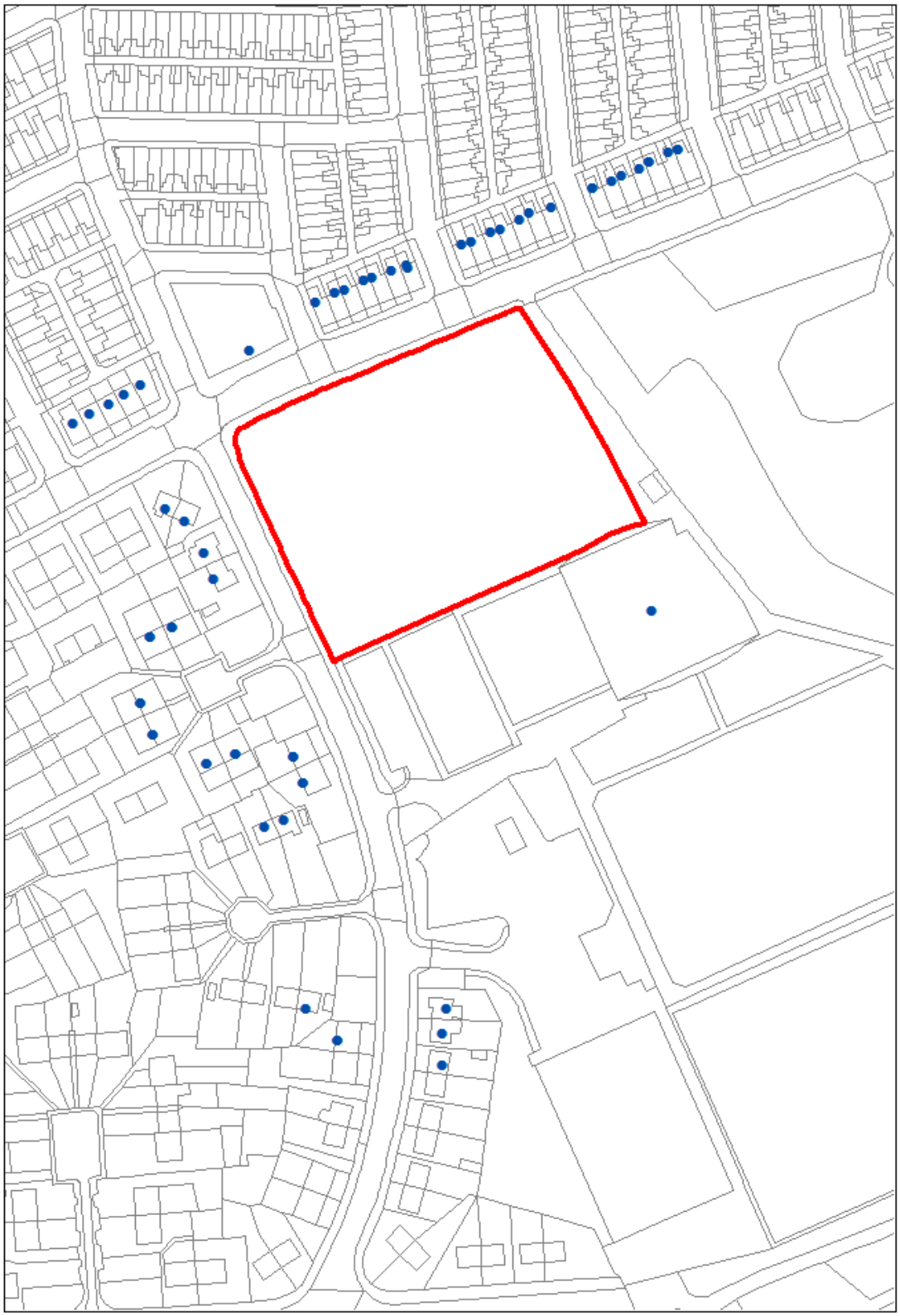
MCC Flood Risk Management
Sport England
Environmental Health
MCC Flood Risk Management
Highway Services
Parks, Leisure & Events
Highway Services
Sport England
Environmental Health
MCC Flood Risk Management
Parks, Leisure & Events
Parks, Leisure & Events
Highway Services

Environmental Health
MCC Flood Risk Management
Sport England

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

Representations were received from the following third parties:

Relevant Contact Officer : Melanie Tann
Telephone number : 0161 234 4538
Email : m.tann@manchester.gov.uk



Application site boundary ● Neighbour notification

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