

21010-2-TH

April 2021

Re: Property at Burnage Community Sports & Social Club, Mauldeth Road, Manchester M19 1AB

PROPOSALS:

The provision of:

- 1. A new multi-use 2G & 3G artificial sports pitch surface replacing part of the existing grassed playing areas.*
- 2. Car parking provisions on permeable surface, and associated external works amendments.*
- 3. Covered max 3m high pergola, to cover an existing children's play area next to the Clubhouse.*

PREVIOUS APPLICATION

This current application is submitted following a previous application, which was decided only as 'Finally Disposed of', in June 2020, ref: 123423/FO/2019.

The principle reason for the delay in a formal approval or refusal, was due to further information being provides, so as to be allow the relevant Sporting bodies to approve the application.

The main elements of this application are similar, but substantially differ in the following detail:

1. The car parking area proposed is slightly smaller, and is finished in a cellular grid permeable surface, suitable and comply with sustainable drainage solutions requirements (SuDS), for vehicular use – see notes below. The car park is narrower than previously submitted.
2. The area of proposed 2G & 3G surface (AGP) is similar in size to previously proposed, but has been re-oriented further away from the proposed parking, whilst being able to fully cater for sporting activities.
3. The turning area provision nearest the existing vehicular entrance off Kingsway has been reduced in size, with the associated parking area of similar permeable surface material.
4. Full substantiation has been provided by the Sports Club, to address elements raised by Sport England, all as detailed below. The previous application could not be properly determined for some time due to lack of information satisfactory to principal consultee Sport England, to allow them to complete their E5 exemption certificate, which Manchester City Council require for sign-off purposes.

This information has now been provided, after much review and further consultation with various national sporting bodies including Sport England, in the intervening period.

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION.

This statement is made in relation to the Town and Country Planning Legislation - Amendment Order SI 2006/1062 (section 6 article 4C), and amended Order SI 2010/567 (section 5 article 4C).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. Site

The site is located close to the junction of Mauldeth Road (west) and Kingsway and is used for Community Sports and Social Club. The site is surrounded predominantly by two storey residential properties and bounded at the junction of the two roads by a mixture of single and two storey commercial properties. The Western boundary is to the busy A34 Kingsway dual carriageway.

2. Use

The existing buildings, in use for many years, comprise the Social Club, associated facilities including terrace, garden areas, Manager's accommodation, external BBQ areas for the club, with limited on-site parking for the accommodation, staff and public, and large grassed areas associated with the cricket club and sports facilities.

The existing Community Sports and Social Club is a popular venue in Burnage area with great local links to the community.

3. Amount Of Development

The Application comprises the following works:

- a. To replace a proportion of the existing grassed sports area, with artificial turf (area approx. 70m x 35m), split between 3G and 2G surfaces so as to be used as a multi-use community sports facility that will better cater for extended seasonal use of cricket, football and hockey practice, in conjunction with the rest of the site facilities. This is within the wider existing grassed facilities.
- b. Extending the existing well used on-site car parking facilities using existing vehicle entrance points.
- c. Enhanced existing covered children's play area and associated with the existing BBQ facility.

Please refer to the sections below referencing each of these matters individually.

4. Scale

The scale of the proposals are proportionate to the size of existing facility, and in all cases, are set away from existing boundaries to both the residents and access roads.

The site has operated as a sports club since the late 19th Century, and the proposals look to address grounds and operating issues over recent years, in order to sustain the facility in the long term as a community sporting venue.

APPLICATION SPECIFICS - headings as below:

1. New 2G & 3G Artificial Grass surface.
2. New larger Car Parking & Transport Statement overview.
3. Enhanced Children's Play facilities.
4. Contaminated land considerations.
5. Hours of Operation
6. Matters raised in response to correspondence with Sport England
7. Other considerations unaffected by the proposals.

Important: refer also to appendices at the end of this report.

1. NEW 2-G and 3-G ARTIFICIAL GRASS PLAYING SURFACE

The existing grassed area is about 8,400sqm. Previously the grounds were used for cricket and other occasional sports, which is defined as a 'playing field' in terms of Planning land use.

However, a number of factors in using the grounds, have culminated in a need to consider alternate surface to promote wider use, all as outlined within the Club Chairman's Statement in Appendix A.

These were principally:

The existing grassed outfield area whilst flat was a constant drainage issue, and in combination with adverse weather, the Club use for cricket facilities declined.

The existing grassed outfield area is used periodically for Junior cricket in summer and some football only, depending upon the time of year and specifically the weather, all associated with the Social Club.

The club has a long history of it being used for junior and younger children's cricket and ad-hoc sports, but is restricted by the existing suitability of the grass.

NEW PROPOSAL

The new proposal is to replace an area approx. 70m x 35m of grass (approx 2,450sqm), with artificial grassed pitch surface (AGP), which represents around 30% of the total previously grassed area.

It is proposed to be split into both 2-G and 3-G type standard artificial grass surfaces, as noted on the attached plans, and detailed construction as noted below. This surface is commonly used on many similar facilities around the city and country, and is a recognised finish for use as proposed.

The combined grassed and AGP surfaces will be approximately 7,200 sqm, which is a loss of just under 15% of the existing overall playing surface areas.

The new surface to be less dependent on good weather – hence the permeable all-weather pitch.

The new replacement finish sits in the middle of the existing grassed grounds, set away from existing boundaries.

The size of area will be suitable for the following examples, although other sports can also be well suited:

- Junior softball cricket – which will use both surfaces, but the 2-G is best suited to bowling, and the ECB's All Stars Cricket Session's programme.
- 2 x 5-a-side football pitches for Juniors only, in a non-competitive setting – ie. non Football Association accreditation. Use of both surfaces.

- Hockey training facilities (in conjunction with Manchester Hockey Club) using mainly the 2-G surface, set out for practice only it is flat and free draining. Not to be used for hockey accredited matches, but only for training.

The area will also be suitable for Junior softball cricket and similar use – the provisions will allow a 17yd pitch on the 2-G section, and outfield for younger children and juniors, just to show the suitability and flexibility.

The new surface area in 2-G and 3-G will completely cater for various cricket programmes, and with the added run off onto existing grass outfield, is also suitable for a slightly larger informal children's match if required, or several smaller younger kids 'matches' at once.

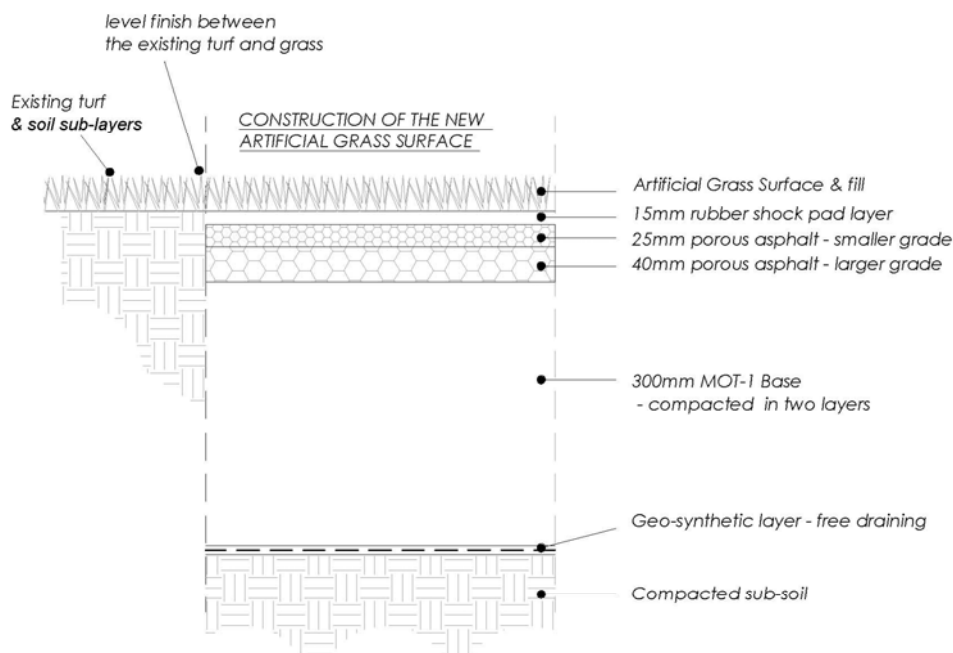
The applicant has liaised directly with the England & Wales Cricket Board (ECB), with regards to the proposals, Sport England, and The Football Foundation, all of whom have provided comments and recommendations. They have also liaised with local sport clubs including Manchester Hockey Club.

In support of the application, they have received correspondence from the ECB regarding an earlier All Stars Cricket Sessions Programme (appendix – C below), which looks to promote cricket to children aged 5-8 years old. The applicant / agent has further liaised with the ECB regarding the details and have received positive comments which look to further promote youth cricket and sports.

The applicant and agent has liaised with Sport England with the proposals over the last two years on a variety of aspects, to explain the uses in extending the multi-use for not only cricket, but also for other sports, following discussion with members of the Sports & Social Club to better provide for community use sports associated with the club.

CONSTRUCTION

The new artificial surface is a proprietary construction finish, to typical standard specification, made up of various free-draining (natural) base layers, and a porous artificial surface typical of sports clubs around Manchester.



This surface build-up would also cater for the 2-G finish, which the top level finish only would be different.

The area would also be suitable for use as a junior 5-a-side football area, outside of cricket times - sized to cover all eventualities.

It is intended the new surface will run in flat / flush with the adjacent turfed finishes.

Hockey practice – local clubs have expressed a keen interest in use for hockey practice as the area can accommodate a large area and there is a lack of provision in the area. The grounds are also flat without undulation. The surface (3G) isn't suitable for accredited hockey matches but practice only, and the 2-G section is primarily for their use, as well as ideal for bowling for Cricket, but as noted on Sport England documentation (eg. Design Guidance Note 'Artificial Surfaces for Outdoor Sports'), is suitable for practice only.

The new area will blend in with the grassed areas, so as to enable the existing wider use outfield for junior cricket which has a slightly larger boundary – all within existing boundaries on site. It is to be stressed, the facility as a whole is to be used for practice, juniors and community use – not full competition, so the formal boundary conditions and termination at edges don't apply.

The new artificial surface would be installed by a specialist, in line with the details provided.

OPERATION TIMES – associated with the sports facility.

The grassed (natural and artificial) areas for the Sports Club will typically be available for use as follows:

- Monday – Friday – 3pm to 8pm.
- Saturday & Sunday – 12 noon to 8pm.

2. EXTENDED CAR PARKING AREAS and TRANSPORT STATEMENT OVERVIEW

The site has three existing car parking areas:

- A. The larger car park off Mauldeth Road, furthest away from the junction with the Kingsway.
- B. A car park principally for accommodation, and visitors to the club and salon designated area, accessible from Kingsway. This is about 340sqm in size.
- C. A smaller parking area for staff close to the club, and disabled persons parking where required – unaffected by the proposals. This is about 98sqm in size.

Whilst the club is primarily for the local community, the club and social function space caters to customers from outside of the close community. This has undoubtedly put pressure onto surrounding residential roads in terms of parking provisions.

The majority of customers using the whole site are local, especially in the evenings and weekends – with little use of the car park. Weekend functions such as weddings have very little use of the car park as most customers travel by taxi.

However, use of the sports facility by customers from the wider area, and some clubhouse daytime functions can have travelling visitors from outside of the area. This reason for the expanded car park facility, to alleviate existing pressures on surrounding residential roads.

In addition, as much of the residential parking is across busy roads, the self-containment within site, and which can be locked when not in use, is deemed appropriate.

Therefore it is anticipated the car park, which is to be locked at night, will not be used much outside of daytime or early evening use, based on the current trends.

Car park area A:

The new main existing car park, is to incorporate a proprietary porous car park grid with compacted angular gravel infill. This is typical construction for new car parks, and negate the need for hard surface and additional complicated drainage systems, and is fully SuDS compliant.

This is a widely accepted solution for car parking on new sites, an example of which is in Appendix – B below.

The parking area is nearest the residential area, away from the sporting activity, and which runs alongside the grassed outfield areas. This allows use of the existing dropped kerb vehicle accessway, which is to be widened for suitability.

The existing opening is used for some parking associated with the club, emergency and maintenance vehicles.

AREA SIZES:

The new proposed extended area is approx 1,325sqm in total area, with two areas for turning so as to leave site facing forwards, for approx 60 vehicles.

OPERATION TIMES

The car park is to be operable at times of the Sports Club activities and Function Suite only, all as before.

As noted above, the car park will predominantly be used up until around 8pm, as evening functions are for either locals or those travelling who use taxis – all as before.

The Sports facility will be available for use as follows (typically):

- Monday – Friday – 3pm to 8pm.
- Saturday & Sunday – 12 noon to 8pm.

The Clubhouse, associated with its existing license will be available for use:

- Monday – Thursday – 11.00am to 12 midnight
- Friday & Saturday – 11.00am to 2.00am
- Sunday – 12 noon to 1.00am

LIGHTING

The car parking area is to be unlit as before with no new lighting provisions, so as not to disturb local neighbours.

UNMADE GROUND CONSIDERATIONS

This proposed for new parking area extends into a previous area of unmade ground and ad-hoc storage. The extended car park will remove any perceived historical issue, so as to tidy up all these areas at the back of site in proximity to local residents.

The proposal addresses these specific concerns raised by neighbours over its unsightly appearance, which had been used to store excess building materials in the past from construction processes, but was also prone to ad-hoc illegal dumping of materials, being a largely unused area.

VEHICLE ACCESS AND TRANSPORT ACCESS CONSIDERATIONS

In addition, the existing vehicular entrance has very good sight lines for vehicular egress from site, onto the 30mph Mauldeth Road accessway as shown on the proposed site plans, incorporating 43m stopping sight distance lines according to the 30mph steep limit, all as defined in the Manual for Streets, section 7.5 all without inhibiting factors, making it the best and most suited entrance.

This car park has an existing dedicated 6m wide access gate, and outside of operational hours, is to remain locked.

There are existing retained dropped kerbs to the main highway onto Mauldeth Road. The pavement is approx 2.2m wide outside of the line of gates to the highway edge, providing good sight lines.

Importantly, during normal use of the clubhouse and sports facility, parking has been limited on site, and this has put pressure on surrounding residential roads, and onto the main Mauldeth Road. This is an important link road from the A34 through to Burnage.

The additional on-site provision of parking should considerably alleviate parking pressure on these surrounding roads, so as to be self-contained within the site.

There is an existing 2.0m wide pathway alongside the boundary to Mauldeth Road, which links the car park to the new pitch, and to the clubhouse / sports & social club. All existing and proposed facilities are level entrance

Car park area B:

The proposals to enhance the few spaces off Kingsway helps to provide a few additional spaces (approx. 4nr) in addition to those previously provided and approved as part of Planning Application (119823/FO/2018), to help with club deliveries, staff and some customers. This also allows the existing turning within site as previously provided for vehicles to face forwards when leaving.

This area incorporates a further brick wall to help keep the private accommodation use vehicles separate from the other vehicles, using details of construction to match the previously approved 2018 drawings.

The new extended area is approx 90sqm of free draining, non-tarmac surface, cellular grid surface as per appendix – B, which represents an increase by around - 20% increase of the existing.

3. ENHANCED CHILDREN'S PLAY AREA and BBQ FACILITY

The existing covered BBQ servery has been used for several years in support of the club's use, and is positioned close to the clubhouse building and terrace' all away from residents.

The associated children's area incorporates a low picket fence area to cater as a safe area for visiting customers with younger children. The surface is also being replaced with an artificial grass surface (but not a 3G finish), suitable for young children.

This area is also to have a covered pergola (polycarbonate roof or similar) for weather protection, as noted on drawings to 3m high.

As noted, this area has been used for several years and is adjacent to the terrace. The artificial grass is a topping finish, not used for sports, and not including rubber crumb, as it is for use by young children.

4. CONTAMINATED LAND CONSIDERATIONS

This proposed for new parking area extends into a previous area of recent unmade ground which has been used to temporarily store excess building materials and had some minor unauthorised dumping of non-contaminated household items from 3rd parties.

Those unmade ground and ad-hoc storage provisions are being removed accordingly.

The majority of the material includes excess building materials from the construction of the main building, and over-site material.

This has been addressed with the Local Authority in the past as to the nature of the material on this section of site, which is therefore to be removed back its previous state.

This material is similar to any found on building sites, and so as part of the new proposals is to be removed. There has also been much more recent illegal dumping activity, given the large unused field, which the proposals will look to eliminate this problem.

5. HOURS OF OPERATION

The use of the playing field areas including the new artificial turf, will be associated with the hours of use of the clubhouse, but also limited by the lack of artificial lighting.

The grassed areas (artificial and natural) get used at early evening and weekends as part of the existing facility, with an anticipated cut-off around 8pm, or in accordance with the license for the premises.

The play area and BBQ areas close to the clubhouse are more closely associated with the clubhouse use, and have been used for several years without issue. The proposals look to formalise the BBQ structure, and provide shelter to the children's area, which is looking to be renewed.

The numbers of customers is likely to be similar to existing clubhouse and sports facility, being a community use. The new surface is predominantly for cricket and junior 5-a-side non-accredited football.

The Sports facility will be available for use as follows (typically):

- Monday – Friday – 3pm to 8pm.
- Saturday & Sunday – 12 noon to 8pm.

The Clubhouse, associated with its existing license will be available for use:

- Monday – Thursday – 11.00am to 12 midnight
- Friday & Saturday – 11.00am to 2.00am
- Sunday – 12 noon to 1.00am

Typically, during daytime functions (eg. Parties or funeral wakes), the car park will be in use, periodically up to capacity during the daytime. The facility has been used for many years and the car parking area is to be expanded to reduce dependence on surrounding street parking, and allow the facility and its customers' vehicles to be self-contained on the premises.

It is anticipated the car park may be in use for up to 15 or 20 cars during evenings.

Associated with the travelling hockey or cricket facility, periodic daytime use to around 50% or more of the car park is anticipated.

6. SPORT ENGLAND CONSIDERATIONS:

The letter from the Chairman in Appendix A below addresses issues raised from Sport England over the last 18 months to two years of discussion and correspondence, including liaising with various sporting bodies – ECB, Hockey and Football federations.

Sport England have referred the Club to note all proposals must satisfy certain criteria, to allow a change to another playing surface. With regards to this site, the most applicable exemption route is their 'E5 clause' to which they have advised the Club need to comply with, in which the applicant needs to demonstrate:

“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”

The proposals represent a small loss in playing surface of around 15%, to create parking facilities, but by contrast, will substantially enhance current sporting activity, strengthening long-term viability for the Club and will not be to the detriment of previous sporting uses.

By addressing individual comments previously raised by Sport England:

- a. Strategy and mandate - the existing club has a 'sporting' mandate on the Covenant of the Club, and there is no specific requirement dedicated just to cricket as priority, which had previously been suggested. The emphasis towards all forms of sporting activity, and the opportunities which the proposals show, will enhance the current facility.
- b. Cricket use – as noted by the Club Chairman, and from discussion with members and the ECB, cricket use will be extended from its previous activity – to allow much wider use, and for longer durations throughout the year. The grounds have always been more suited to youth / junior cricket, due to the physical constraints of the grounds, referring to historical ball-strikes and legal issues. As part of a planned schedule of activities, the proposals will be less dependent on the weather and surface condition.

Initially, the proposals of the artificial surface (AGP) change were taken to the ECB (cricket) for their consideration, who were fully in support of the proposals to allow the facilities to be used for the junior summer sessions, introducing children to cricket.

- c. Ball strikes – the suggestion being a smaller area will be more prone to ball strikes. The evidence provided by the Club has demonstrated the historical issue regarding ball-strikes. Previously SE noted the issue of ball strikes with parking facilities. However, it has been demonstrated with a move away from the long game to the short / junior game, the proposed playing surfaces will be adequate for this game to be enjoyed.

Furthermore, historical issues with ball strikes due to the original limited ground size, and subsequent legal cases, contributed to the demise of the club for competitive cricket in local leagues, and the cricketing side of the club diminished.

The new proposed facilities and methodology around proposed future sporting activities, which the Club considers is appropriate. The proposals include the existing boundary fencing, but no fencing between playing surfaces, so as to promote wider use.

At this time, no proposal for fencing between parking and play areas, although the club are willing to review this, if the overall scheme was satisfactory to Sport England.

- d. Parking facilities - the clear need to help the current situation, to reduce the need for parking on residential streets, and across busy roads from the club. These potential safety concerns are alleviated with providing parking within the site, whilst allowing full and extended use of the current sporting activities. This alleviates ad-hoc parking on surrounding residential roads.
- e. Clubhouse facilities - the children's play area proposed has been used in an informal provision allied to the Club for several years. It is in an area close to the club-house, away from the main sporting activities. It does not cause any detriment to the proposals for existing or future sporting activities on site.

- f. The Artificial surface (AGP) in both 2G and 3G, clearly demonstrates the suitability for cricket, football and many other sports in an informal setting. Whilst there are many examples, a very local example is the use of the 2G by MCC in their Fog Lane Park sporting facility which provides football, and now cricket facility. The new area of 2G surface, replaced turfed football fields in 2019, but is still surrounded by turfed outfield areas allowing greater flexibility.



The Fog lane new cricket facility within existing football pitches.

- g. Football – the Football Federation, in prior consultation, noted about there being ‘no strategic need’ for football, but accepted the proposals being for informal non-competitive use as intended. This appears to be contrary to more recent Government strategy for the expansion of sporting venues & facilities nationally.

At a local level, there is desperate need for sporting venues for practice, as demonstrated in the local community, including by example the shortage of practice facilities for youth clubs who participate in the East Manchester Junior Football League (EMJFL), and other local leagues. Whilst this is a private club’s application, the Football Association are actively pushing for the creation of football pitches in an SAGP format.

The local community has strong football connections, and the use for football as an additional safe venue, in a protected supervised environment is an important consideration, and would be a welcome introduction to the club’s activities.

- h. Use across multiple disciplines - The current grassed areas have already been shown to have limited sporting activity over many years, which has caused a significant drop in membership and sporting opportunities.

The club in recent years has resorted to other temporary uses of the ground associated with the Club, in order to bring in venue, but the primary sporting activity is the focus for the proposals, long term.

- i. Need for a sporting activity - The existing club and its long sporting history dating to late 19th century clearly demonstrates the need to retain local sporting activity on site, and the proposals are not detrimental to the existing or long-term future of the Club.
- j. Technical construction of the AGP - The technical suitability of the AGP has been formed using Sport England's own technical guidelines, or as deemed appropriate to be advised by Sport England. As the mix of surfaces, running alongside turfed areas, in a non-formal setting are clearly used in other sporting arenas, both technical and H&S concerns have been fully considered and addressed.

The mixed use of AGP and grassed surfaces on other local grounds including Fog Lane Park, as specified and managed by the Local Authority, demonstrates the appropriateness of multiple surfaces working together, in a safe manner.

- k. Community facility & location – the Club is an existing local facility. It has been suggested other local facilities are available, at purpose built sporting venues for hockey etc. However, these have limited availability in time, cost, and distance, whereas the local sports community club, in the heart of the housing area to which it serves, on an informal basis is more appropriate.
- l. Local cricket pitches – the club has provided its own history here and demonstrated the issues over the years with not being able to use the grounds for the larger format game. There is no 'loss' of full-size cricket pitches (previously commented on from ECB in prior consultation), as there is no cricket use at present, and hasn't been for some 10 years.

The original physical dimensional constraints are not to current sizing standards, and are smaller to a significant degree. The historical use has shown to be very problematic, leading to the cricket team dissolving 10 years ago, with the facility not being fit-for-purpose as a full-sized cricket ground. This has led to the proposals.

The alterations will still allow junior level cricket, and applying the reduced boundary size, the proposed area is within guidelines. As noted elsewhere, on such occasions, there would be limited use of the car park to prevent ball strikes,

- m. Strategy & Viability - The club Chairman has clearly demonstrated the long-term strategy and viability, being sustainable to allow the continued use of the Club for sporting activity. Furthermore, as they have stated, without these appropriate and proportional changes, this could seriously affect the viability and survival of the Club.

7. OTHER CONSIDERATIONS UNAFFECTED BY THE PROPOSALS:

Site boundary conditions are unaffected by the proposals. These are a mixture of fencing and netting associated with the sports facility, although repairs to the existing to be made. As the new artificial grass (AGP) creates a seamless blended boundary with the larger turfed areas, there is no requirement or need for new containment or boundary.

An area of 2G border is proposed, with 3G set within that, to control any rubber crumb blending issues. These details are to be liaised with the appropriate authorities as applicable.

Trees and bushes – No works or alterations to the existing. The proposals are well away from all trees and vegetation.

Lighting – the proposals do not affect existing lighting on site, and no new lighting provisions are proposed. This therefore means the existing conditions apply in terms of hours of use, associated with daylight availability.

Social Club – the proposals do not affect the social club use, other than the two activities go together and the sporting activity is enhanced by the availability of allied social clubhouse.

There are no new vehicle entrance points, other than to widen the existing opening onto Mauldeth Road.

No alterations to the clubhouse buildings or ancillary spaces, other than to create a covered protection to the existing children's play area.

No alterations to the accommodation building, which also houses bar servery, storage associated with the Clubhouse.

No new signage is proposed on this application.

CONCLUSIONS

It is proposed the new elements are fully appropriate within the use of the sports club and its facility, and look to provide enhanced upgraded facilities common with other surface finishes found at local sports clubs and also found at schools in the area.

The applicant has already received enthusiastic support from many local clubs, and including the ECB earlier in the proposals stage, in the promotion of youth sports programmes.

Core Design

APRIL 2021

List of appendices below, referred to in the text above.

APPENDIX – A

Letter from the Chairman of Burnage Community Sports and Social Club in support of the application.

APPENDIX – B

Cellular car parking ground protection system example, or similar approved..

APPENDIX – C

Letter previously from ECB in support of the application.



CORE DESIGN
The Studio, 21 Shaw Road Heaton Moor Stockport SK4 4AG
T: 0161 443 4000 - architects@core-design.net - www.core-design.net



Burnage Community Sports & Social Club

(Formerly Burnage Cricket & Social Club)

Mauldeth Rd, Burnage, Manchester M19 1AB. Tel. 0161-224-1480. Chairman; J.Gregory

April 19th 2021

Tim Hopkinson
Core Design
21, Shaw Rd
Heaton Moor
Stockport
SK4 4AG

Dear Mr. Hopkinson,

Re: Proposal for 2G/3G facility

We understand that we need to obtain the support of Sport England in order to proceed with our plans to install an all-weather facility on our ground and we are anxious to explain the background to our proposal and the necessity of providing such a facility.

The Club has been in existence since the late 19th century primarily as a cricket club but also as a social hub for members of the local community. Burnage has had two adult teams throughout this period until cricket ceased to be played in 2011. The reasons for this cessation were;

- a) Worsening problems with drainage, caused by ageing and inadequate drainage systems, poor soil and increasingly wetter weather as a result of global warming
- b) The increasing costs of maintenance of the cricket square and outfield, exacerbated by a) above, and
- c) The declining interest in playing cricket by young adults, primarily as a result of competing interests in the modern world and the cessation of cricket being part of school curriculums.
- d) As a result of all of the above points, the Club failed to fulfil a number of fixtures during the 2010 and 2011 seasons, culminating in the few remaining active players leaving to join en bloc with another struggling cricket club.

Despite a number of attempts to reintroduce cricket over the subsequent two years, the members were forced reluctantly to concede that cricket was no longer a viable option for the Club. Since the land occupied by the Club is held in trust which has a Covenant which stipulates that the land must be used for amateur sport and recreation the Club's

management have been seeking ways in which we can comply with the covenant and provide services to the community.

For the reasons outlined in a) and b) above we do not consider it feasible or cost effective to continue with a grass outfield and thus the membership felt that a combination of 2G and 3G areas would enable us to accommodate as many sports as possible, particularly for young children.

To more fairly reflect our new aims and objectives, the name of the Club was changed at our AGM in 2014 to 'Burnage Community Sports & Social Club' to replace the previous title of Burnage Cricket & Social Club'.

Burnage is a typical inner city area with problems with poverty, unemployment and crime, which will no doubt be worsened as a result of the ongoing Covid-19 pandemic. The club has always considered itself to be a safe haven for local residents who wish to enjoy sport and a quiet social life.

We understand that the areas of concern relate to the loss of grassed area and the possibility of balls striking cars etc. We believe that converting the grassed area to 2G/3G will lead to a far greater usage due to the issues on the ground outlined above. The slight reduction in size means that it will not be suitable for adult cricket other than for practice, which, if utilised, would be played in nets. Conversely, junior cricket is eminently suitable because it is played with plastic or tennis balls which would not be prone to causing damage. The size restrictions would also not be appropriate for adult football or hockey other than for training and small-sided practice.

We understand that the possibility of cricket balls being hit out of the ground has been raised as a potential cause of concern. It is important to point out at this juncture that cricket balls being hit out of the ground in adult cricket matches has caused a serious safety hazard at the ground, stretching as far back as a legal injury claim back in 1904 from a local resident. The relatively small size of the ground and the encroaching building of shops and houses used to result in at least 5 cases per season of repairs being required to local roofs and windows, particularly along Mauldeth Road, as a result of cricket ball damage. This would clearly no longer be an issue under the new proposals, since adult cricket would not be played.

In summary, the Club has always been an integral part of the community and is anxious to provide a sporting facility for local residents, at a low or minimal cost in accordance with our ethos as a social, non-profit making organisation. We do not believe that there are sufficient weather-resistant organised facilities for local youngsters at price ranges which are affordable to them and we see this as an opportunity to continue providing a service to our community in accordance with our Constitution and under the terms of our Covenant.

We understand that a further area of contention relates to the installation of the car park at the top end of the ground. We view this car park as an integral part of our plans to provide the enhanced facility. It should be noted that the lack of car parking space throughout most of the years the Club had cricket teams caused major problems to participants, local residents and shopkeepers along Mauldeth Road. Lack of parking space and blockages outside local houses and shops was commonplace on match days or when functions were held and resulted in constant complaints and disputes over many years. This culminated in extensive yellow lines and parking restrictions on Mauldeth Road being enforced approximately 20 years ago, which has seriously added to congestion and parking issues for Club members and visitors. The Club and its partners have invested heavily in the Clubhouse in recent years to provide a spacious and welcoming clubhouse, with functions providing a considerable proportion of our income. In view of the extensive further usage the Club expects to generate with the new sports facility, a substantial area of internal parking is an absolute necessity in order to both support the Club's activities and lessen the impact on local shops and houses.

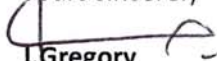
Our general intention is to primarily to provide sporting facilities to cover as wide a range of sports as possible, mainly for children from 5/6 years old to young adults, but also practice facilities for adults. We envisage the sports to be played to include football, cricket, hockey, tennis, running and general fitness but we would be open to providing any activity required by the community which could be delivered safely in a controlled environment.

In financial terms, there would be relatively little upkeep and maintenance costs for the ground, and as a non-profit making organisation, we would only need to cover the cost of providing qualified coaches for each session which required supervision. The Club has a modern clubhouse capable of holding functions for up to 150 people which provides the perfect environment for fundraising events, so overall, we would expect all sport and recreation for children to be able to be provided at either nil or minimal cost.

We should stress that the fundamental ethos of the Club's aims is to provide sport and recreation in a safe and controlled manner within our community, at as little cost as possible to the participants, and the proposed facility would create a unique environment for this to be achieved.

We trust that the above explanations provide sufficient supporting information for our proposals, but should either yourself, Sport England, or the planning authorities require anything further please do not hesitate to contact us.

Yours sincerely


J. Gregory
Chairman

CellPave™ 50 cellular paving grids are the heavyweight solution for commercial parking areas and access tracks. Fully tested and certified by TUV for vehicles up to 60 tonnes.

CellPave™ 50 is an interlocking cellular paving grid system that can be infilled with either a gravel or grassed finish. Manufactured from 100% recycled LDPE plastic, CellPave™ 50 permeable grass & gravel plastic pavers are supplied per sq/m. CellPave™ 50 grass pavers are a cost effective solution to worn & rutted grassed areas, displaced gravel and for source control of surface water run-off. CellPave™ 50 paving grids are designed to be installed onto a well prepared, free-draining and relatively even surface using either a 'Reduced-Dig System' or by employing a full sub-base construction incorporating a geogrid reinforcement layer.

HANDLING

You can cut CellPave™ 50 grids easily with a common angle grinder or jigsaw. The grass reinforcement paver grids have a very open cell structure allowing unrestricted healthy grass root growth and water infiltration and can be used as part of a sustainable urban drainage system (SuDS).

CellPave™ 50 pavers should be installed onto a firm level sub-base (typically a DoT Type 3 or porous sub-base). The thickness of this base is dependant on the existing ground conditions and the design load specifications.

Please note that with all installations of grass pavers, it is strongly recommended that all areas should have sufficient drainage prior to installation. Failure to ensure this may result in the product not performing as intended.

APPLICATIONS

- Commercial parking areas (inc coaches)
- Access Roads and Fire access routes
- Aircraft taxiways and helipads
- Pedestrian pathways
- Embankments and shoreline reinforcement
- Erosion Protection

CHARACTERISTICS

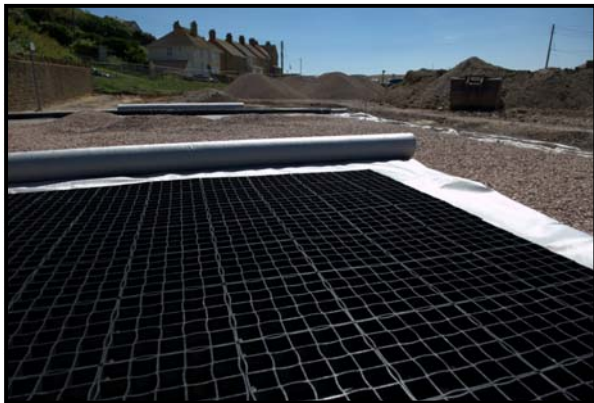
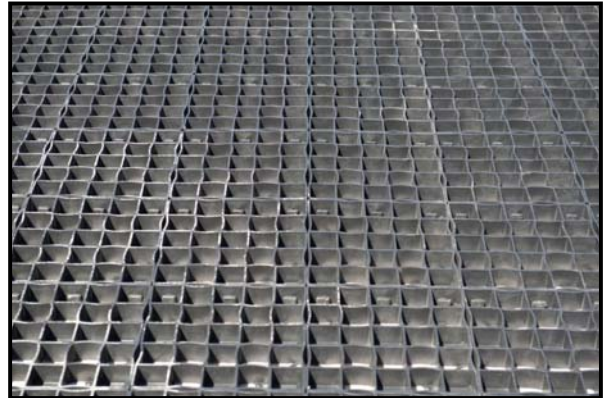
- Optimal surface load distribution
- High strength construction
- Extremely simple and quick to install
- Hooks together easily with foot pressure
- Pre-assembled at 1.3m² (12 grids/layer)
- Anti-slip nodules on top/bottom
- UV Resistant and weatherproof
- Long service life



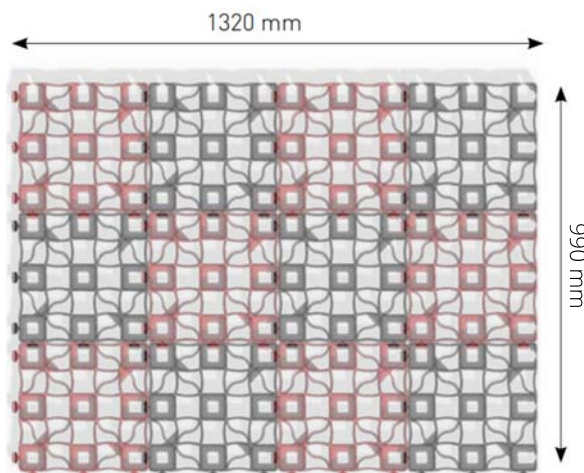
CELLPAVE™ 50

INTERLOCKING GROUND REINFORCEMENT SYSTEM

GROUNDTRAX



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The CellPave™ 50 grid comes pre-assembled (12 grids per layer). This allows us to keep transport costs to a minimum and facilitate fast and easy installation. The grids can be separated as needed.



White delineators are available for CellPave™ 50.

TECHNICAL DATA

Effective Depth:	50mm
Suitable for:	Emergency access, truck parking, small airfields, helicopter pads
Load-bearing capacity*:	175t/m ²
Dimensions:	330mm x 330mm (9 grids = 1m ²)
Wall Thickness:	5mm
Sealed Surface Area:	42%
Weight per m ² :	8.65kg
Material:	PE/PP
Temperature Range:	-50c - 90c
Shape Changes:	13.% when temperature increases to 80c
Resistant to:	Exhaust, diesel fuel, petrol, oil, leaching, de-icing salt, alcohol, organic solvents, ammonia, urine and many other substances
Test results TUV Süd. Institut für Kunststoffe (Institute for Plastics)	Bridge capacity 16/16 for vehicles upto 16t. Total weight permitted in accordance with DIN 1072. Suitable as surface for playgrounds in accordance with the Federal Soil Protection Act (Bundesbodenschutzverordnung)

*Unfilled grids on stable ground.

TECHNICAL DATA

Packing Unit:	1 Layer = 1m ²
Layers per Pallet:	46
M ² per Pallet:	58.8
Pieces per Pallet:	540
Pallet Dimensions:	1350mm x 1020mm x 2345mm
Total Weight (Inc. Pallet):	545kg



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Tim Hopkinson

Subject: FW: England and Wales Cricket Board - Proposed All Stars Cricket Sessions

From: Lisa Whyte <Lisa.Whyte@ecb.co.uk>

Date: 13 March 2019 at 18:03:34 GMT

To: "lee@ukenergybrokers.com" <lee@ukenergybrokers.com>

Subject: England and Wales Cricket Board - Proposed All Stars Cricket Sessions

Dear Lee,

Further to our most recent meeting on 13th March 2019, I am pleased to say that I would be happy to run our Burnage All Stars Cricket sessions via your cricket club pending the finalisation of your proposed Astroturf area.

As you are aware, All Stars Cricket is the England and Wales Cricket Board's (ECB) entry level participation programme that aims to provide children aged five to eight with a great first experience in cricket. As such, I believe that Burnage Cricket Club is the ideal location for these sessions to take place due to the diversity of the surrounding population.

Fundamentally, these sessions are a community based programme that aims to break down social and cultural boundaries and bring communities together via a mutual love of cricket. In this way, the local community will also benefit from our volunteering programme, with our aim being to train residents of Burnage as activators and leaders of your All Star Sessions.

Please keep me updated as to the progress of the Astroturf, as our official launch date for the programme is 10th May and I am keen for Burnage Cricket Club to be registered as an All Stars centre on the ECB's website as soon as possible.

I look forward to hearing from you soon to progress this further.

Kind regards,

Lisa Whyte



Lisa Whyte
City Programme Executive
England and Wales Cricket Board

Mobile: +44 (0) 7824 126 152 : **Switchboard:** +44 (0) 20 7432 1200

E-mail: Lisa.Whyte@ecb.co.uk : **Web:** www.ecb.co.uk

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