

Manchester Academy

Refurbishment of External Artificial Turf Pitch (ATP)

Design and Access Statement with Planning Statement

Client	Manchester Academy Moss Lane Manchester M14 4PX		
Project	Refurbishment of External Artificial Turf Pitch (ATP)		
SSL project code	SIS009		
Document title	Design and Access Statement with Planning Statement		
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Associated Documents

SIS 009-01 - Topographical Survey
 SIS 009-02 – Site Location Plan
 SIS 009-03 – Proposed Site Plan
 SIS 009-04 – Proposed ATP Plan
 SIS 009-05 – Proposed Elevations

Appendix A - Floodlighting Performance Report
 Appendix B - OptiVision LED GEN3 Datasheet
 Appendix C – Proposed Materials and Appearance
 Appendix D - Construction Method Statement

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1. Introduction

- 1.1 Surfacing Standards Limited has been appointed to consider and develop an application for full planning permission for the Refurbishment of the External Artificial Turf Pitch (ATP) at:

Manchester Academy
 Moss Lane
 Manchester
 M14 4PX

- 1.2 In order to assist the application for full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way.
- 1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, the wider access implications of the proposal are addressed.
- 1.4 A planning statement is also provided to adequately address development plan policies and material considerations associated with this proposal.
- 1.7 The planning agent is:

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2. Design and Access Statement

3.1 Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for external sports facility provision.

3.2 Proposal Description

This application seeks planning permission for the refurbishment of an external Artificial Turf Pitch (ATP).

The proposed refurbishment (originally built between 2005-2009) will replace the pitch surface which is necessary to renew life cycle and functionality, along with introducing replacement ball-stop fencing, modern and improved LED lighting system, clean access and site furniture; all required to modernise the sports pitch in accordance with The Football Association's (FA) technical guidance technical guidance and current standards.

- Resurfacing of existing Astro Turf Pitch (ATP) pitch surface with new 3G artificial grass pitch surface.
- 4.5m high ball stop fencing to the AGP perimeter with a 0.5m wooden kickboard to the base of the internal fenced sports areas.
- Pitch perimeter barrier fence (1.20m) with a 0.5m wooden kickboard to the base of the internal fenced sports areas within the pitch enclosure, to segregate the pitch playing area from adjoining macadam 'respect' area.
- Macadam hard standing viewing area ('respect area') internally within the pitch enclosure adjoining the AGP perimeter
- LED floodlighting system.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Macadam access pathway

3.3 Site Description



Figure 1 – site location

The existing Astro Turf Pitch (ATP) sits discreetly within the Manchester Academy High School site with Northern, Eastern, western and Southern site boundaries providing visual mitigation to onlookers into the site.

The development areas is bordered by:

North	Demark Road with Sports recreation centre and Residential properties adjacent.
West	The schools hard standing sports courts and Residential parking with a block of high rising flats adjacent.
East	schools car parking facilities with whitworth park adjacent
South	schools playing field with Educational buildings and facilities adjacent.

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The refurbished Artificial Grass Pitch (AGP) will continue to be sited close to existing onsite facilities; providing convenient access to and from changing rooms offering changing accommodation and welfare facilities for students and community users.

This location will also afford convenient pedestrian, maintenance and emergency access as well, providing for suitable management, supervision and security by the school's management and administration teams.

3.4 Site History

An attempt to trace the history of the site has been carried out by reviewing readily available Ordnance Survey maps. The earliest available maps date back to 1850 and indicates that the proposed development site was largely undeveloped at the time, with Rusholme Brook crossing the north of the site. From the mid to late 1800s, the site was developed into terraced residential housing, which remained in place until circa. 1970s. There are no records of a culvert crossing beneath the site, so it is suspected the river channel was infilled.

From the late 1940s, many of the terraced units had been cleared. A review of the Manchester Bomb Damage maps do not indicate any direct strikes; however, it is suspected the site may have suffered indirect bomb damage, such as spreading fires, during WWII, as indicated in Figures 1, 2 and 3 below. Circa. 1970s, the area to the west of the site was redeveloped into a school, with the site itself being cleared and redeveloped into a hardstanding play area.

The next phase of redevelopment was circa. 2000s, where the school to the west was redeveloped into student accommodation, and Manchester Academy High School was constructed to the south. As part of the Academy construction, the site was developed into the AGP pitch, as seen today.



Figure 2 – 1892-1914 OS map extract



Figure 3 – 1949-1969 OS map extract

3.5 Purpose and Use

This application seeks planning permission to refurbish the existing Artificial Grass Pitch (AGP) at Manchester Academy.

The proposed refurbishment (originally built between 2005-2009) will replace the pitch surface which is necessary to renew life cycle and functionality, along with introducing replacement ball-stop fencing, modern and improved LED lighting system, clean access and site furniture; all required to modernise the sports pitch in accordance with The Football Association's (FA) technical guidance technical guidance and current standards.

3.6 Amount

The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to external artificial sports facility provision. The Artificial Grass Pitch (AGP) design is in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts and the proposed amount of development is:

Aspect	Area
3G artificial grass pitch area 1no. 97 x 61.0m	5917
Porous macadam surfaced areas	469
Total Development Area	6386m²

3.7 Scale

The proposed height of new open steel mesh ball stop fencing and entrance gates around the entire pitch perimeter enclosing the Artificial Grass Pitch (AGP) will be 4.5m above ground level with a 0.5m high wooden kick board to the base.

The proposed height of new open steel mesh pitch perimeter barrier and entrance gates with a 0.5m high wooden kick board to the base within the pitch enclosure to segregate the artificial grass pitch surface from adjoining hard standing area is 1.2m to 2.0m above ground level.

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The proposed floodlight system comprises six (6 Nr) slimline masts mounted with luminaires at a height of 13m high above ground level. Three masts are installed along each longitudinal side of the AGP.

3.9 Landscaping

Small trees are present to the north but no excavation works or extensions are taking place within these locations. The works will comprise of resurfacing the existing finished artificial surface with the installation of new perimeter fence posts every 2.25m with foundations sized 350mm x 350mm x 750mm deep.

With the exception of hard landscaping (i.e. new macadam access paths), all other soft ground surrounding the area affected by the development shall be reinstated to grass (soft landscaping) to enable effective grounds maintenance to surrounding grassed areas.

New hard landscaping treatment around the 3G facility is restricted to porous asphalt surfacing for pedestrian access, goal storage recesses (alcoves in the perimeter fence line), a 'respect' spectator viewing area to the side of the pitch, and vehicular access for maintenance operations.

Soil shall be reinstated to grass (soft landscaping) in accordance with BS 4428 Code of Practice for General Landscape Operations.

3.10 Appearance

To understand the materials and image of the components please refer to Appendix C_Proposed Materials and Appearance

The proposed finished appearance of principal pitch features is as follows:

3.10.1 3G Artificial Grass Playing Surface

The installed appearance of the playing surface will comprise a 3G artificial turf partially in-filled with silica sand (for stability) and granulate rubber (for performance), coloured grass green.

This is consistent with current Football Association (FA) technical requirements to deliver adequate performance characteristics for the intended sporting activities.

This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

This surface type is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

3.10.2 Perimeter Ball Stop Fencing

The proposed type and quality of ball-stop fencing is consistent with current Football Association (FA) technical requirements for fencing to enclose artificial grass sports pitches.

The installed appearance of perimeter ball stop fencing (4.5m high) and a pitch perimeter barrier (1.2m high) will be polyester powder coated RAL6005 Moss Green, all supported with an intermediate post system and entrance gates of matching colour with a 0.5m wooden kickboard to the base of the internal fenced sports areas.

The fencing type will be steel open mesh fencing containing a general 200x50mm aperture (and 66x50mm rebound aperture to the internal pitch perimeter barrier). Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Panel are fixed onto posts with 8mm galvanised security bolts to (U shape) brackets containing threaded inserts and neoprene washers (inserts) to reduce panel rattle and vibration from ball impacts. Panel connectors are applied at horizontal panel joins to increase the overall rigidity of the product.

The dark (moss) green fence colour provides the most discrete appearance.

3.10.3 Floodlights

The installed appearance of the new artificial lighting system will include six (6 Nr) slimline 13m high sectional hinged steel masts finished galvanised (Z275) self-coloured, mounted with fourteen (12no.) slimline LED luminaires and fittings finished raw aluminium.

Amenity lighting is already present on the site and to the facility. The LED lighting system will have functionality and controls to dim the lighting to 10lux in order to act as amenity lighting to safely allow users to enter and vacate the site.

3.10.4 Hard Standing Areas

The installed appearance of new hard standing areas (access pathway, goal storage recesses/alcoves, 'respect' spectator viewing area) will be grey / black coloured porous asphalt.

3.10.5 Maintenance Equipment Storage Container

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The installed appearance of the new maintenance store will be steel, powder coated RAL 6005 moss green to match the perimeter fence.

3.11 Access/ Transport Links

The refurbished Artificial Grass Pitch (AGP) will be secured within the existing boundaries to maintain site security out of permitted operational hours.

Pedestrian access is provided from the existing entrances to the complex.

Vehicular access is provided from Denmark Road.

The volume and frequency of traffic movements to and from the site shall remain unchanged.

Existing onsite parking areas, public transport and green travel initiatives including walking and cycling will continue to be available.

It is therefore concluded that onsite parking provision can accommodate the expected vehicular traffic during operational hours.

3.12 Inclusive Access

Internal access passages and pathways from the car park to the area are already in place with appropriate and safe amenity lighting. The intention is to provide a smooth transition to and from the new 3G facility, for use by all people. All new pedestrian paths are designed to be compliant with the Equality Act 2010.

3.13 Maintenance/ Management Considerations and Sustainability

In terms of day to day management, Manchester Academy will manage and operate the facility. The booking and financing responsibilities will sit with the finance assistant role day to day; the maintenance of the site will sit with site staff alongside specialist providers; the marketing of the facilities and financial oversight will sit with the business manager who may utilise other staff to undertake specific tasks. They have the internal capacity to manage and operate the facility, just as they have been doing with the current facility.

The overall responsibility for the operation of the facility will sit with the senior leadership of the school, principally with the Executive Business Manager, Business Manager and the Principal.

Finance performance will be monitored monthly and monthly management reports will be presented to the Business Manager, Executive Business Manager and Principal. We will analyse lettings performance and income versus budgeted income as well as the sinking fund provision to ensure that the financial performance is meeting expectations and take action to review e.g. marketing should that be necessary.

The facility will be run as present: bookings will be overseen by the Finance Assistant (through an on-line portal) and site staff will supervise lettings after the end of the working day and be responsible for the routine maintenance and upkeep of the facility. At weekend, the overseeing of the facility will be by the on-site security guard who supervises weekend lettings.

We currently use an on-line booking facility, School Hire which has worked well for the school in terms of managing bookings and payments and part of the costs of operating the facility will include the fee associated with procuring this system.

Manchester Academy will maintain the facility including undertaking bookings, cleaning, opening and closing the facility.

The Estates Manager will be responsible for managing the delivery of the Site Development Plan with the existing community coaches and development officers responsible for delivering the activities.

Manchester Academy will market the facilities using its current contacts within the community and previous users of the facilities and the links built up through this process with the FA and through the work that Sported are undertaking.

The primary point of contact for annual monitoring and evaluation will be the Business Manager. The secondary contact will be the Executive Business Manager.

3.14 Design Standards

In terms of design standards, the schedule of works necessary to implement the proposal are designed in accordance with, and must be constructed if full compliance with; the following sources of technical guidance and performance quality standards which are appropriate to external artificial sports facilities:

Artificial Grass Pitch (AGP)

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts.
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf – Handbook of Requirements (October 2015).
- Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport – updated guidance for 2012.
- Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

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Ball Stop Fencing

- BS EN 15312:2007 A1:2 Free access multi-sports equipment – Requirements, including:
- Clause 5.5.1.2.1 Resistance to repeated impact of footballs
- Clause 5.5.1.2.2 Very intense forceful impact resistance to player's kicks

Floodlights

- The Football Association (FA) Guide to Football Turf Pitch Design Principles and Layouts (FIFA's Class II for Non – Televised events (4))
- BS EN 12193:2007 Light and lighting. Sports lighting
- The Institution of Lighting Professionals (ILP): Guidance Notes for The Reduction of Obtrusive Light GN01:2020

Generally

- Works must comply with current Building Regulations and British / European Standards applicable to the proposal

3.15 Identifying the Need

The project need has been established through partnership work between the school, Manchester United Foundation, Manchester FA, Sported, and the local community and will provide updated football facilities at the school. The original 3G pitch was put in place when the school was opened in 2003 and is now at end of life. It has provided good service to both the school and to local users but the surface is worn and the facilities require replacement or refurbishment.

Before the pandemic the pitch was used throughout the school day and from 3pm to 9pm each weekday. Bookings for the weekend were more sporadic. The consultation process the school is currently undertaking will identify further user groups and teams who would be able to benefit from using the site, particularly at the weekend. The aim would be to have the pitch available for use from 3pm until 9pm on weekdays and from 9am to 9pm on weekends.

Both pupils attending the school (most of whom live in the areas immediately surrounding the school), and those using the site, including community groups, affiliated and unaffiliated clubs and hard to reach groups would benefit from access to the site. This would increase participation in football (and in physical recreation more generally) across key demographics including adults and young people from BAME and EAL backgrounds.

We would be looking at a 40% increase at the site by being able to utilise it fully over the weekend period whilst recognising that the facility currently is sold out during the week. We would be aiming to utilise all the hours that the facility can be open.

In terms of format of the game we would be looking at both 5 a side and 11 a side formats for both affiliated and unaffiliated clubs.

The aim would be to provide better facilities for clubs and leagues in the Moss Side/Rusholme area, supporting growth and retention, and providing a high quality facility which brings long-term sustainability to the organisations and clubs who would hope to use it. The hope would be to generate benefits for both football and for wider community development leading to better outcomes in health, education, wellbeing, participation and volunteering.

Sported have been working with the school to undertake research and consultation with existing stakeholders and potential new stakeholders including liaising with Manchester FA, Manchester United Foundation and local community groups and existing users.

The impact of a new facility will generate positivity for the school and the community. The expectation is that it would be in use for 50 teaching periods per week as well as after school activities (run in conjunction with the Manchester United Foundation) as well as being available for club and community use.

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5. Conclusions

The proposed refurbishment of an existing Artificial Turf Pitch (ATP) will result in better quality provision in a suitable location and supported by effective and appropriate management arrangements; whilst implementing best practice construction techniques.

The proposal would give rise to a considerable benefit to the school and local community groups and users through the provision of the vast improvement and enhanced playing facility.

The refurbishment of an existing Artificial Turf Pitch (ATP) would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area.

The site will continue to provide adequate on-site parking to meet the needs of the continued use of the facility and would not result in any harm to the safety of the surrounding public highway network.

End of document

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