FC UNITED OF MANCHESTER

APPLICATION FOR RENEWAL OF PLANNING PERMISSION REFERENCE NUMBER 11036/FO/2015/N1 FOR TEMPORARY COMMUNITY & ACADEMY CABIN AND TEMPORARY SITE CABINS

PLANNING STATEMENT



1. INTRODUCTION

1.1 This planning (or design and access) statement is provided to support an application from Fc United of Manchester Football Club (FCUM) for renewal of approved planning application reference number 110364/FO/2015/N1 for an extended time period for the location at Broadhurst Park of:

(i) a temporary Community and Academy Cabin, and,
(ii) temporary storage cabins

1.2 This statement has been written in accordance with the guidance provided within The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and covers issues including background context, proposal, design, impact and policy context. The Club believes this will provide a useful framework for to explain how the proposed developments are suitable response to the site and its setting and demonstrates how there will be no adverse impact as a result of this proposed development.

1.3 The need and reasoning behind the proposal is set out in the narrative below.

2. THE SITE

2.1 The site relates to an area of land some 5.2 hectares in size in Moston , north Manchester now known as Broadhurst Park. It is owned by FC United of Manchester under a long term lease from Manchester City Council. In May of 2015 FCUM completed and opening its new community football stadium and associated 3g and community playing fields on the site.

2.2 The site is within a mixed land use area with an informal amenity area – Broadhurst Clough - immediately south, Broadhurst playing fields west across Lightbowne Road, Broadhurst Park immediately north and residential development along St Mary's Road to the east.

3. BACKGROUND TO THE PROPOSAL

3.1 Planning permission was originally approved under the grant of planning permission reference 096289/fo/2011/n1 for the 'Erection of a sports stadium, club house, sports pitches and associated car parking and landscaping' on 25th January 2013 (revised pursuant to a court order).

3.2 FC United of Manchester (the Club) completed the build of the development in May 2015 and are now in full occupation of the facility. The original planning application for the stadium was submitted in 2011 and in the 6 years since the facility was originally designed the Club has significantly grown as an operation.

Since occupancy of Broadhurst Park it became quickly apparent to the Club that, whilst the new stadium has generally been received as an exemplary and valuable facility within the community, it does not provide enough space for the Club to deliver all its operations, aspirations, obligations and functions.

3.3 Set against this context the Club secured planning consent in December 2015 under planning reference 110364/FO/2015/N1 for the siting of a single storey modular building fronting Lightbowne Road and 2 x storage cabins to edge of car parking area for a temporary period of 18 months.

3.4 The storage cabins have been in situ since this application was approved and the modular building was successfully installed in place in summer 2016.

4. THE PROPOSAL

4.1 This proposal seeks to secure planning consent for an extended period of the approved application of 3 years. When the initial proposal was considered it was thought that a temporary period of 18 months would be sufficient. The Club had aspirations to develop space within the stadium to fulfil the storage / operations requirements the Community Cabin and storage cabins provide for. Unfortunately, this has not proved possible due primarily to funding constraints. The Club does have plans in train to address the issue of a more permanent solution within the stadium but due to other funding priorities this will not come to fruition for some time. In the meantime the Club would like to retain the Community Cabin and the storage cabins for a temporary period of 3 years.

The Community & Academy Cabin

4.2 The Community and Academy Cabin was donated as a basic shell to the Club and a Crowdfunding scheme was launched which raised a total of £15,000 from the Clubs supporters to install, fit out and improve the modular building to provide a space to be used by both the Club and the community of Moston. Appendix A, attached, indicates the location of the Cabin within Broadhurst Park and Appendix B provides a photograph of the existing Cabin.

4.3 The Club believes that the efforts of its supporters in raising this considerable sum demonstrates a level of commitment from the supporter base to the Clubs obligations to the community within which it resides.



4.4 In its original condition the modular building was an unattractive structure which would have detracted from the quality of the frontage of Broadhurst Park. Considerable effort was put in by the Club to both improve its external appearance through timber cladding which drew reference e to the design of the front elevation of the stadium and landscaping to soften its impact. A considerable amount of work was also undertaken to ensure the Cabin was made fit for purpose through for example the installation of disabled access facilities, disabled toilet provision, heating, wifi, and a kitchenette to ensure the facility was accessible to all and provided a high level of usability and comfort. Much of this work was included volunteer effort from within the Club and local community which further demonstrates a local commitment to the facility.

