

RE: [EXTERNAL] Fw: 142311/FO/2025 - Former Burnage Cricket Club

From [REDACTED]
Date Fri 03/10/25 3:37 PM
To Steven Mccoombe <[REDACTED]> Des Jones <[REDACTED]>

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Hi both

I'll be providing a formal response o this once I've collated comments from our Sport Strategy and Parks teams.

[REDACTED] I've just had a quick chat with Ed Faherty in Parks about the maintenance contribution after our call yesterday. He would support my suggestion that we have a phased approach like we did with Harry Dalton whereby the first 4/5 years is paid upfront but a further 5/6 years is paid on completion of or occupation of x no houses. This would give the Parks team and Manchester Active enough time to put something in place for ongoing maintenance once the maintenance contribution expires. He did say if the applicant evidences this phased approach is not viable then he would accept 5 years maintenance contribution upfront to be paid on commencement of development alongside the mitigation contribution.

The Parks Team are struggling with escalating maintenance costs at present so a minimum of 10 years across all mitigation packages will be expected from now on.

Kind Regards

[REDACTED]
Capital Development Manager
Email: [REDACTED]
Tel: [REDACTED]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Steven Mccoombe <[REDACTED]>
Sent: 30 September 2025 14:32
To: [REDACTED]
Subject: [EXTERNAL] Fw: 142311/FO/2025 - Former Burnage Cricket Club

[REDACTED]

Further to your response dated 21 May 2025, I would be grateful for your further comments in relation not the proposed cricket mitigation.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 30 September 2025 2:21 PM
To: Steven Mccoombe <[REDACTED]>
Cc: [REDACTED]
<[REDACTED]>
Subject: RE: 142311/FO/2025 - Former Burnage Cricket Club

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Hi Steve

Please find updated plans and information requested by Manchester Active.

The Applicant has also provided the following summary of scheme contributions:

I can confirm Views offer to MCC on our planning application on the former Burnage Cricket Club includes:

Affordable Housing

20% affordable housing – based on 80% of open market value – this is for the 13 apartments included as part of our proposed development.

We would like to use the S106 template, which was utilized on the Britannia Homes application for Laindon Road – copy of S106 is attached.

Cricket Mitigation

The total cricket mitigation package is coming in at £223,669 inc vat

This picks up the capital, costs design and planning and 5 years of management and maintenance.

- Capital costs for delivering cricket pitch and 1 non turf wicket in Cringle playing fields = £80,760 inc vat
 - This cost includes for a mobile watering system.
 - The STRI Multi site assessment report includes the capital costs for the replacement cricket pitch.
 - The cost of the mobile watering system is included in the excel table – in the Capital Costs tab
 - Details of the mobile watering system are included – please see attached pdfs.
- Design and Planning fees of £26,226 inc vat
 - The costs are itemized in the excel sheet – Design and Planning tab
 - This includes fees for STRI (or a similar provider) to complete the detailed design and monitor the construction.
 - The STRI fee quote is included in their fee proposal document dated 3 April 2025.
- Mcr Active management fees have been included at 13.5% of the capital costs.
 - The Mcr Active fee is shown on the summary tab of the attached excel.
- We have included for 5 years of management and maintenance costs amounting to £102,240 inc vat
 - The detail of the costs for management and maintenance are shown in the Maintenance Costs tab – on the attached excel

Can you please confirm if you are outstanding any other information?

Kind regards

[REDACTED]

[REDACTED]



3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

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From: Steven Mccoombe <[REDACTED]>

Sent: 25 September 2025 09:46

To: [REDACTED]

Cc: [REDACTED]

<[REDACTED]>

Subject: Re: 142311/FO/2025 - Former Burnage Cricket Club

[REDACTED]

Given the issues still to be resolved we are not at that stage that the application would make Committee. We can discuss the issues at the scheduled meeting. Ordinarily, reports and conditions need to be finalised approximately 2 weeks in advance of a Committee meeting.

I am still awaiting the revised drawings from yourselves with the requested site layout alterations involving the setting back of Block 10 and the removal of the circular road element.

In addition, further to my e-mail dated 21 May, Manchester Active requested details of the all the costs for the cricket offer inclusive of VAT and the 10-year maintenance costs. They also requested findings of the Ball strike Risk Assessment and any associated mitigation costs that may incur.

Please can you submit.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

From: [REDACTED]
Sent: 24 September 2025 5:40 PM
To: Steven Mccoombe <[REDACTED]>
Cc: [REDACTED]
Subject: 142311/FO/2025 - Former Burnage Cricket Club

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Hi Steve

I am working with the Applicant to map out the programme of key dates for the application as we approach its determination.

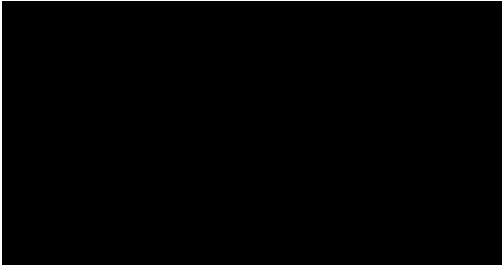
Assuming we are aiming for the earliest committee date of 23 October, could you please confirm the following:

1. When senior approval is required
2. When draft conditions need to be agreed
3. When your committee report must be finalised to ensure inclusion on the agenda
4. Deadline for any further consultations or re-consultations
5. Deadline for submission of final plans, amendments, or supporting documents
6. When the committee agenda is published
7. Any internal sign-off dates we should factor in

This will help us understand whether next month's committee is achievable, or whether we should re-programme for the following committee on 20 November.

Kind regards

[REDACTED]



3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

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