



RE: 142311/FO/2025 - Burnage CC Agronomy Report

From [REDACTED]
Date Thu 02/10/25 2:10 PM
To Des Jones <[REDACTED]>
Cc Steven Mccoombe <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Des, thank you for your email. My understanding is that the information in Steven's email does not address the issues raised in Sport England's previous response. We raised a substantive objection and a 'without prejudice' requirement for further mitigation information.

What is being presented is breakdown of costs for cricket provision. It should be noted that this includes a 5-year maintenance cost, whereas Sport England would require that to cover 10 years.

Whilst I will re-consult with the NGB's, based on the content of the email, it is likely that our previous response will be broadly unchanged.

Kind Regards

[REDACTED]
Planning Manager

E: [REDACTED]

 [Sport England](#)
 [Sport England SIA
award 2021](#)

 [This Girl Can](#)

 [Sport England
Linked In](#)

 [Sport
England Twitter](#)

 [Sport England
Facebook](#)

 [Sport England
Instagram](#)

 [Sport England
Youtube Channel](#)

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Des Jones <[REDACTED]>
Sent: 02 October 2025 11:11
To: Steven Mccoombe <[REDACTED]>
<[REDACTED]>
Subject: Re: 142311/FO/2025 - Burnage CC Agronomy Report

Hi [REDACTED]

Further to the email from Steve just to let you know there is considerable pressure for us to take this scheme to Committee late October, please let me know if a chat would help.

Best wishes, Dez

Derek W Jones
Strategic Planning and Project Lead
Planning
Growth and Development Directorate
Manchester City Council
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

E-Mail: [REDACTED]

From: Steven Mccoombe <[REDACTED]>
Sent: 02 October 2025 10:38 AM
To: [REDACTED]
Cc: Des Jones <[REDACTED]>
Subject: Re: 142311/FO/2025 - Burnage CC Agronomy Report

**Erection of up to 66 no. dwellings (53 no. dwellinghouses and 13 no. apartments - Class C3) with associated access, car parking, infrastructure and landscaping
Land At The Former Burnage Cricket
142311/FO/2025**

In response to your previous correspondence (attached) regarding the above planning application, the applicant is proposed the following mitigation.

[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

This would appear to overcome your objection, but I would be grateful if you could confirm.

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: 14 April 2025 11:29 AM
To: Jennifer Connor <[REDACTED]> Steven Mccoombe
<[REDACTED]>
Subject: RE: 142311/FO/2025 - Burnage CC Agronomy Report

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Thanks Jennifer, much appreciated.

Kind Regards

[REDACTED]
Planning Manager

[REDACTED]
E: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Jennifer Connor <[REDACTED]>
Sent: 14 April 2025 11:28
To: [REDACTED] Steven Mccoombe

<[REDACTED]>
Subject: Re: 142311/FO/2025 - Burnage CC Agronomy Report

Dear [REDACTED]

Apologies, don't know why that is not there, shall get that done now. We can extend the date for comment until the 8th May 2025.

Kind Regards

Jennifer

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]
Sent: Monday, April 14, 2025 10:44 AM
To: Jennifer Connor <[REDACTED]> Steven Mccoombe
<[REDACTED]>
Subject: FW: 142311/FO/2025 - Burnage CC Agronomy Report

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Jennifer/Steven, can you upload the document to the website today and agree an extension of time for Sport England's response please – this will be dependent on the date of the information upload. If not, I will need to issue an objection due to insufficient information.

Give me a call if you wish to discuss.

Thanks

Kind Regards

[REDACTED]
Planning Manager

M: [REDACTED]

E: [REDACTED]

[Redacted]

[Redacted]

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: [Redacted]
Sent: 09 April 2025 15:34
To: 'Jennifer Connor' <[Redacted]>
Cc: Steven Mccoombe <[Redacted]>
Subject: RE: 142311/FO/2025 - Burnage CC Agronomy Report

Jennifer, this information isn't on your website as yet. Can you upload it and let me know when that's done please so that I can bring in comments from the NGB's?
Thanks

Kind Regards
[Redacted]
Planning Manager

M: [Redacted]
E: [Redacted]

[Redacted]

[Redacted]

[Redacted]

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Jennifer Connor <[REDACTED]>
Sent: 28 March 2025 13:38
To: [REDACTED]
Cc: Steven Mccoombe <[REDACTED]>
Subject: Fw: 142311/FO/2025 - Burnage CC Agronomy Report

Hi [REDACTED],

The case officer is on leave and we have received this further information.

Kind Regards

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]
Sent: Friday, March 28, 2025 9:39 AM
To: Jennifer Connor <[REDACTED]>
Subject: FW: 142311/FO/2025 - Burnage CC Agronomy Report

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen

I have just seen Steve's out of office, please see attached/below.

Thanks
[REDACTED]

[REDACTED]


w asterplanning.com



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

Asteer Planning has recently moved offices and our new address is above, we look forward to welcoming you to our new city centre location

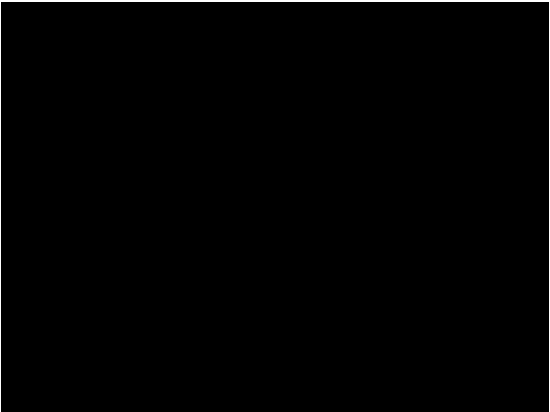
Asteer Planning LLP [Legal Disclaimer](#)

From: 
Sent: 28 March 2025 09:37
To: Steven Mccoombe < >
Cc: 
Subject: 142311/FO/2025 - Burnage CC Agronomy Report

Hi Steve

As discussed on the call, please find the attached Equivalent Quality and Quantity Site Assessment.

Thanks



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

Aster Planning has recently moved offices and our new address is above, we look forward to welcoming you to our new city centre location

Aster Planning LLP [Legal Disclaimer](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED]

[REDACTED] information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies. The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer. Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED] [REDACTED] information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies. The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer. Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies. The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer. Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED] The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [REDACTED]