



RE: 142311/FO/2025 - Former Burnage Cricket Club

From [REDACTED] <[REDACTED]>

Date Wed 08/10/25 10:52 AM

To Steven Mccoombe <[REDACTED]>

Cc [REDACTED]

Morning Steve,

I hope you are well. Thanks for sending the information across. Please see Highways comments below.

One key thing here is that the traffic calming scheme needs to be extended to cover the junction with Avonlea and along full extent of Mauldeth Road that the site fronts onto.

We also need to ensure that there is a real effort to consider options here and not just undertake a study.

FURTHER COMMENTS 8th OCTOBER 2025:

The following discussions have taken place at a meeting with the applicants planning team, architect and MCC on 2nd October.

Given the concerns with the potential crossing Highways requests that a traffic calming scheme is put in place. This could be in the form of physical build out's at the junction of Mauldeth Road / Avonlea Drive and traffic humps along Mauldeth Road. Or a raised table at Mauldeth Road / Avonlea Drive and raised humps along Mauldeth Road. It is requested that these off-site highways works are conditioned, and the detailed design can be undertaken at details design stage.

Highways have received Drawing No. A815_P_100L Rev L. As per Highways comments above and within the meeting it is requested that the proposed traffic calming scheme also include the junction of Mauldeth Road / Avonlea Drive and continue to the east along Mauldeth Road to ensure that it covers the whole of the site frontage.

Drawing No. A815_P_100L Rev L demonstrates that the roundabout arrangement has been removed within the site. This is welcomed by Highways.

The plan also confirms that footways are 2m wide throughout the site, which is acceptable to Highways.

As per Highways initial comments adopted roads will also require a 20mph speed limit in alignment with the surrounding residential highway network which would require the progression of an associated TRO.

As per Highways initial comments all in-curtilage parking spaces are a minimum of 6m x 3m and communal parking spaces are a minimum of 4.8m x 2.4m.

As per Highways initial comments TROs should be in place to reduce inconsiderate parking and ensure parked vehicles do not impede the internal circulation. Highways would have concerns that no TROs would result in inconsiderate parking and impede the waste vehicle movement around the site.

Many thanks,

[REDACTED]

[REDACTED] (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

Email: [REDACTED]

Phone Number: [REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 7th November

Annual Leave: Monday 10th November – Monday 17th November

From: Steven Mccoombe <[REDACTED]>
Sent: 07 October 2025 11:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: 142311/FO/2025 - Former Burnage Cricket Club

[REDACTED]

I would be grateful for your comments on the attached following our last meeting.

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: 07 October 2025 11:16 AM
To: Steven Mccoombe <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 142311/FO/2025 - Former Burnage Cricket Club

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 Steve

Please see attached an amended proposed site plan which includes the 2m pavement and Block 10 moved closer to the street.

The plan also includes a 'traffic calming study zone' which we propose will be referred to in a condition as discussed. Suggested condition wording is below:

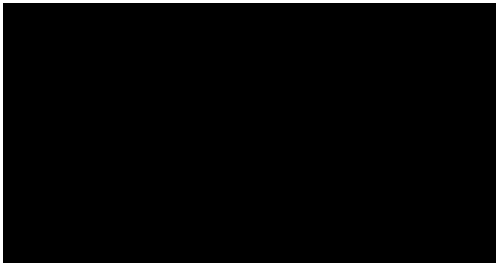
"No dwelling hereby approved shall be occupied until the applicant has submitted the results of an investigation of potential traffic calming measures within the 'traffic calming study area' of Mauldeth Road indicated on Plan (A815_P_100L), Any calming measures demonstrated, through the investigation, to be technically and financially feasible (up to a maximum cost of £25,000), will then

be secured by way of an appropriate legal agreement between the landowner and the local highways authority."

I will go back to the Applicant now on the maintenance costs point and revert ASAP.

Kind regards

[REDACTED]



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: Steven Mccoombe <[REDACTED]>
Sent: 07 October 2025 10:51
To: [REDACTED]
Cc: [REDACTED]
<[REDACTED]>
Subject: Re: 142311/FO/2025 - Former Burnage Cricket Club

[REDACTED]

Further to our meeting last week, is there any update on when I can expect to receive the requested information?

In addition, I have now received further feedback from Manchester Active with respect to the proposed cricket mitigation.

They require a maintenance contribution to cover a minimum 10-year period rather than the 5 proposed. Please can you review and revert back.

One option could be for a phased approach 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?

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

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 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 Laidon 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]



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: Steven Mccoombe <[REDACTED]>

Sent: 25 September 2025 09:46

To: [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

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 Steve

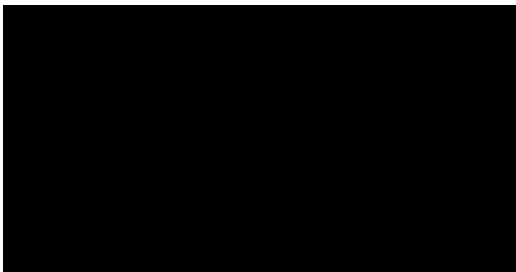
I am working with the Applicant to map out the programme of key dates for the application as we approach its determination.

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

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](#)

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.

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.
