118165-NPS-ZZ-XX-T-A-0080

WYTHENSHAWE PARK SPORTS HUB

Design and Access Statement

Development comprising of the demolition of an existing weightlifting and changing facility and fencing and provision of replacement sports use comprising two full-size artificial grass pitches multi-use games area, and pavilion to include community spaces, accessible changing facilities for 4 teams plus officials with toilet facilities, kitchen and servery, and GP surgery; new fencing; sports lighting; footpaths, accessible and EV parking, substation; recreation area to include biodiversity enhancements and landscaping.

Artist's Impression - Aerial View

norse group

PROJECT TEAM

Manchester City Council / MCRActive	*Client*
Football Foundation	*Stakeholder/ Funder*
Leisure United	*Operator*
Alliance Leisure	*Delivery Partner*
Abacus Cost Management	*PM / QS / CDM PD*
Paul Butler Associates	*Planning Consultant*
ETEC Group	*Principal Contractor*
NPS Leeds	*Architect*
Quorum Consulting Engineers	*Structure & Civil*
Barnes Walker	*Landscape Architect*
CGP MEP	*MEP*
BB7	*Fire Consultant*
Arbtech Consulting	*Arboricultural, Ecology & BNG*
Local Transport Projects	*Transport Consultant*
Surfacing Standards	*Sports Pitch Designer*
BWB Consulting	*Access & Crime Prevention*

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Revisions

Rev	Date	Comments	Prep	Check	Appr
P01	25/09/25	First Issue	*NN/MR*	*MR*	*RB*
P02	02/10/25	Revised for Planning Submission	*NN/MR*	*MR*	*RB*

CONTENTS

1	**PROJECT TEAM**	**P2**
2	**CONTENTS**	**P3**
3	**INTRODUCTION**	**P4**
4	**SITE CONTEXT**	**P5**
4.1	Site Context	P5
4.2	Site Location and Description	P5
4.3	Existing Use	P6
4.4	Wider Site Context	P6
4.5	Heritage	P7
4.6	Existing Facilities and Access	P8
4.7	Existing Photos	P10
5	**SPORTS ASSESSMENT**	**P12**
6	**PLANNING POLICY**	**P13**
7	**DESIGN EVOLUTION**	**P14**
8	**PROPOSALS**	**P15**
8.1	Masterplan Development	P16
8.2	Access	P17
8.3	Sports Pitches	P18
8.4	Pavilion	P22
8.5	Roof Plan	P22
8.6	Appearance	P23
8.7	Scale	P24
8.8	Weightlifting Relocation	P26
8.9	Landscape Design	P27
8.10	Biodiversity Enhancement Area	P32
8.11	Arboriculture	P34
8.12	Ecology	P34
8.13	BNG	P34
8.14	Transport	P35
8.15	Inclusive Wellbeing	P36
8.16	Sustainability	P37
8.17	Utilities	P37
8.18	Drainage	P38
8.19	Noise and Air Quality	P39
8.20	Waste and Crime	P39
9	**WYTHENSHAWE STRATEGIC PLAN**	**P40**
10	**CONCLUSION**	**P41**

3.1 Project Overview

This Design and Access Statement has been prepared to accompany the detailed planning application being made by Manchester City Council.

The proposed site is located within Wythenshawe Park, accessed from Wythenshawe Road, and currently functions as existing playing fields and recreational facilities serving both the local and wider community.

The applicants are bringing forward a comprehensive redevelopment with the aim of delivering a modern and sustainable sports hub for the community.

The development will include two full-size artificial grass pitches (AGPs), a multi-use games area (MUGA), a skate park, and a pavilion acting as its core. This pavilion will comprise of change facilities, café, bike hub, community rooms, and a new GP surgery to accommodate the relocation of Northern Moor Medical Practice.

Other enhancements include improved boundary fencing and sports lighting, widened access road, creation of pedestrian access, improved accessible and EV parking, and landscape design which embeds biodiversity enhancements.

This design and access statement appraises the existing site, considers the implications of redevelopment, and explains the rationale behind this ambitious and community focused proposal.

FIGURE 1 The development site (red boundary) in the context of the wider Wythenshawe Park.

= Red Line Boundary

4.1 Site Context

The site is located within Wythenshawe Park in South Manchester, approximately 6 miles South of Manchester city centre and 2.5 miles West of Manchester Airport. It sits within a predominantly residential area and is well connected by public transport, cycle routes, and the regional highway network.

4.2 Site Location and Description

The site, as identified by the red line boundary, is approximately 6.06 ha and currently has within it a large athletics track with a 100mm running track incorporated; an Olympic weightlifting gym and changing building; and two recently constructed cycle tracks — a pump track and a roadway area.

Wythenshawe Park road skills, pump track and skills and trails area were completed in September 2022. There are baseball pitches on the wider field to the South.

The site is surrounded to the East, North and Northwest by woodland identified as a site of biological interest, to the Southwest is a large residential area and to the South are grass sports fields.

To the southeast is a Horticultural Centre and Community Orchard. Beyond the woodland to the East lies Wythenshawe Hall, Park and Gardens.

Vehicular access is from Wythenshawe Road to the North, where the existing GP (Northern Moor Medical Practice) is also located.

The site is wholly within the designated Leisure Improvement Area as part of Wythenshawe's Local Planning Policy.

FIGURE 2 The development site indicating land uses, boundaries and routes.

The site presents some key constraints which have been considered as part of the design including a water sewer running across the site, adjacent residential properties, sites of Biological interests and mature trees, and existing facilities which are to be retained, all in the setting of a listed park.

However, significant opportunities can be delivered by the proposals including the enhancement of the existing facilities, community sport, active recreation, and a wider range of other informal activities.

4.3 Existing Use

The site currently functions as an established athletics sports ground within Wythenshawe Park, featuring a running track, field event areas, and an Olympic weightlifting and changing facility. It also includes key cycling infrastructure, such as a 'learn to ride' area and pump track which serve both local residents and park visitors. The site is actively used for community sports, training, and recreational activities.

Application Site Area = approximately 6.06 hectares

4.4 Wider Site Context

Wythenshawe Park is a significant green space within the suburb of Wythenshawe, providing a diverse range of recreational and leisure opportunities for the local community and visitors from across Greater Manchester. The park is predominantly surrounded by residential neighbourhoods, with nearby schools, community centres, healthcare facilities, and local amenities, reinforcing its role as a central hub for social interaction and physical activity. The site benefits from excellent transport connections, with multiple bus routes operating along Wythenshawe Road, providing direct links to Manchester city centre and surrounding areas. Additionally, the proximity to major road networks, including the M56 and M60 motorways, facilitates easy access by car. The park is also well served by active travel routes, with dedicated cycle paths and pedestrian walkways encouraging sustainable travel. As part of a wider network of green spaces in South Manchester, Wythenshawe Park supports local biodiversity, active lifestyles, and overall community wellbeing.

Wythenshawe Park holds several key assets including Wythenshawe Hall, a Grade II listed Tudor manor house, which is protected alongside its surrounding landscape.

The surrounding woodlands are managed under a woodland protection scheme by Manchester City Council. It includes areas recognised as Sites of Biological Interest (SBIs), highlighting the presence of valuable habitats and local wildlife.

These designations ensure that development proposals carefully consider the ecological, historical, and cultural significance of the site in line with local planning policies.

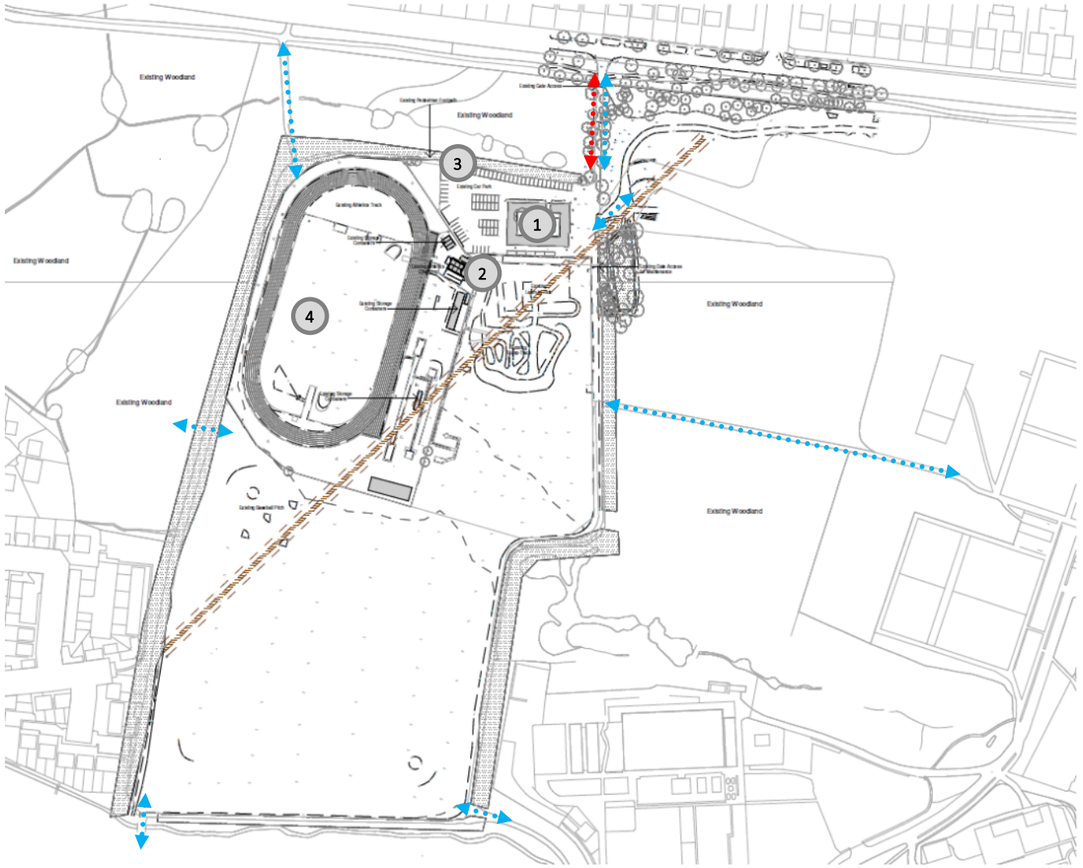


FIGURE 3 Existing site and surrounding uses

Key

1. EXISTING WEIGHTLIFING & CHANGING FACILITY
2. EXISTING ATHLETICS CHANGE
3. EXISTING CAR PARK
4. EXISTING ATHLETICS TRACK

SITE PEDESTRIAN ACCESS

SITE VEHICULAR ACCESS

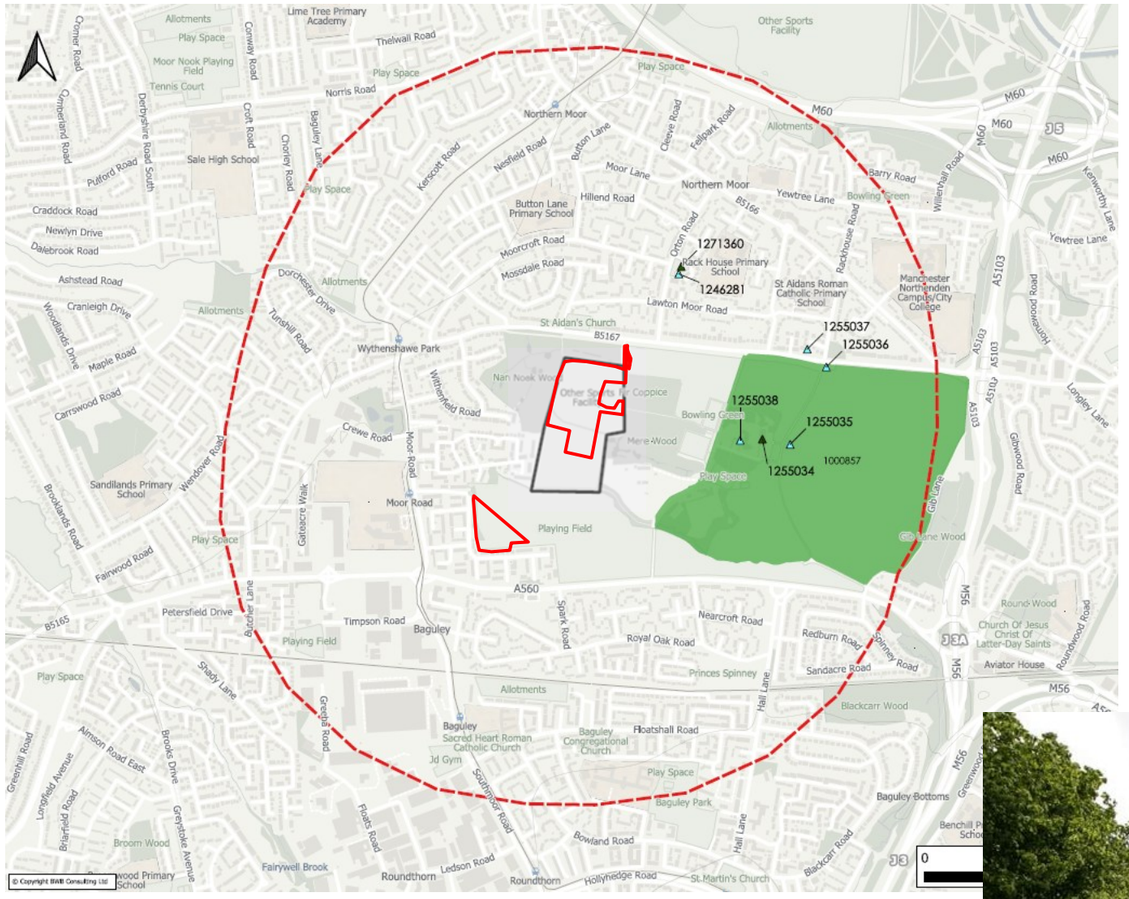


FIGURE 4 Designated Heritage Assets (BWB Consulting Ltd)

4.5 Heritage

A Heritage Statement has been prepared by BWB Consulting to assess the archaeological potential of the site and any potential impacts on heritage significance which is included in the application for further reference.

The northern section of the site, which is already developed has low archaeological potential across all periods due to previous ground disturbance. The southern section, which remains undeveloped has low potential for prehistoric to medieval remains. However, there is a moderate potential for post-medieval agricultural features, such as former field boundaries or relict cultivation furrow, to survive in this area, though these are considered of negligible importance.

There are some notable listed buildings as shown on the adjacent map and images below (images taken from English Heritage website left to right): listing 1255034 Wythenshawe Hall, 1255035 Park Statue of Oliver Cromwell, 1255038 Former Stable Block to West of Wythenshawe Hall

4.6 Existing Facilities and Access

EXISTING FACILITIES

The adjacent aerial views of the site highlights the existing massing, with the athletics track and supporting shipping containers positioned set within a secured fenced area. The weightlifting gym and changing area is positioned in the car parking area. The red outline shows the location of the proposed site development

FIGURE 5 Aerial View of Existing Weightlifting facility, 'Learn to Ride' Area, Pump Track and adjacent Athletics Tracks

Key

1. EXISTING WEIGHTLIFTING AND CHANGING FACILITY
2. EXISTING 'LEARN TO RIDE' AND PUMP TRACK
3. EXISTING CAR PARK
4. EXISTING ATHLETICS TRACK
5. EXISTING CYCLE TRAIL/ SKILLS TRACK
6. ATHLETICS CHANGING & KITCHEN UNIT
7. CONTAINER STORAGE UNITS

SITE BOUNDARY

SITE PEDESTRIAN ACCESS

SITE VEHICULAR ACCESS

FIGURE 6 Aerial view of the development area.

EXISTING ACCESS

Vehicular access is currently gained via a single-width road from Wythenshawe Road, which accommodates vehicle traffic with passing places but lacks a dedicated pedestrian route — pedestrians currently share this access with vehicles or use the existing cycle track and other footpaths from the surrounding context.

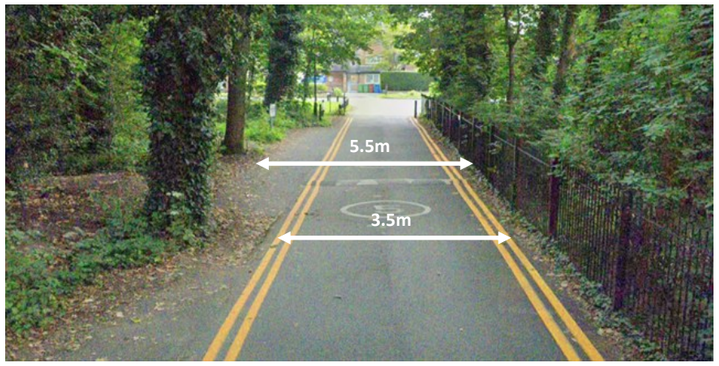


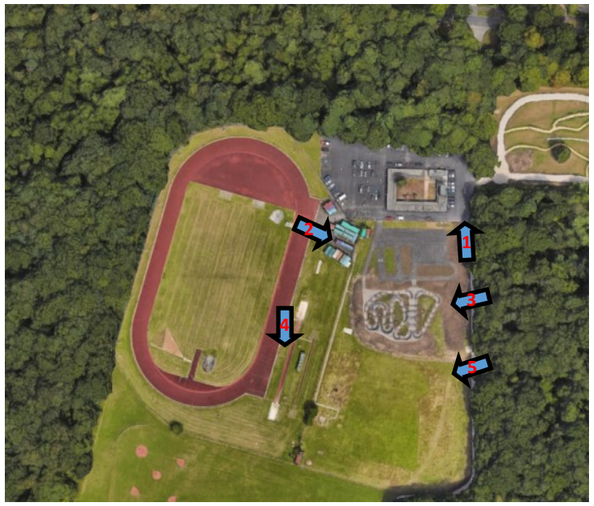
FIGURE 7 Existing site access, from main road.

FIGURE 8 Pedestrian access meanders through the cycle track and footpaths around the wider park

FIGURE 9 Existing connectivity paths around the site

4.7 Existing Photos

The adjacent site photographs show the existing buildings on the site. A few small trees are to be removed and the existing weightlifting and changing pavilion is to be demolished, as well as the jump tracks alongside the athletics running track. There is existing boundary fencing which has undergone a number of patch repairs over the years. There are also a number of existing storage shipping containers and the Athletics changing block.



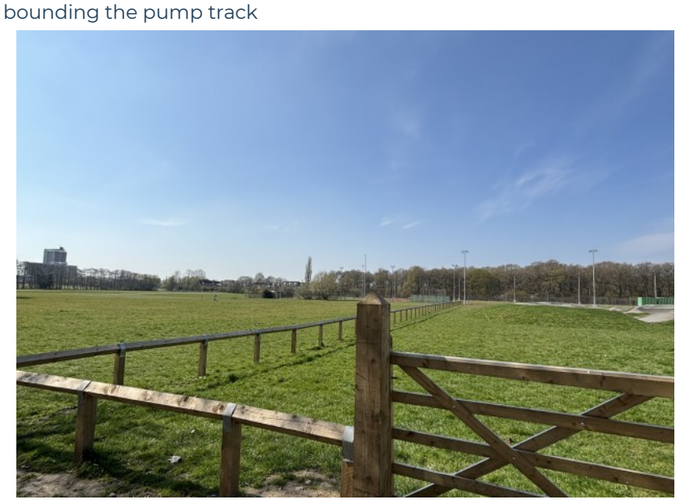
1 - View towards the existing site access road, showing the existing weightlifting and changing facility

2 - Existing athletics changing block to be relocated

3 - View of existing pump track and learn to ride area

4 - View of long/triple jump tracks which are to be demolished, jump track to be re-provided.

5 - View to the West, large open field. Existing low level fencing bounding the pump track



4.7 Existing Photos

6 - View from access road to the site

7 - Existing boundary fencing surrounding athletics track

8 - Existing car parking

9- Weightlifting facility and adjacent car parking

10- Existing brook to the Southern edge of the site

SPORTS ASSESSMENT

5.0 Sports Assessment

The application site relates to land that comprises a playing field in accordance with the definition set out in Annexe 2 of the NPPF (2024), which defines this as "The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015."

The proposals involve works which will impact the existing playing field and playing pitches, including: the reconfiguration of the existing playing pitches, reconfiguration and expansion of the existing car park, provision of landscaping and construction of a pavilion building to provide ancillary shower and change facilities, bike rental hub, a café and a GP surgery.

A Playing Field Statement has been submitted in support of the application. This provides detailed evidence on the need for the proposed development. This has been informed by stakeholder and community engagement in the last 12 months, which has gathered a local picture of sport, physical activity, and community health-based service needs, identifying that existing facilities are not sufficient to meet current and / or future projected demands from Wythenshawe communities.

The Statement also appraises the proposed development against Sport England Playing Field's policy and establishes that the proposals are acceptable based on the exceptions outlined in the policy.

A policy appraisal against local policies in Manchester's Core Strategy and PfE, and national policies within the NPPF are also provided within the submitted Planning Statement.

The proposals will deliver significant sport and health related benefits for the local community.

6.1 Planning Policy

The planning policy context for the site is set out in the accompanying Planning Statement which is submitted as part of the application for further reference. In formulating the proposed development, consideration has been given to national and local planning policies:

NATIONAL PLANNING POLICY FRAMEWORK

The latest version of the National Planning Policy Framework (the 'NPPF') was published in December 2024. The NPPF sets out the Government's approach to planning matter and is a material consideration in the determination of planning applications.

DEVELOPMENT PLAN

The statutory development Plan for the Site comprises of the Core Strategy Development Plan Document Adopted July 2012. Following the Core Strategy, policies have been partially replaced by Places for Everyone Joint Plan (2024) policies, any part of the policy that is note replaced remains part of Manchester's Core Strategy.

There are a number of policies in the Core Strategy (2012) and Places for Everyone Joint Plan (2024) that are relevant to the proposed development including, but not limited to the following that relate to design;

EN10: Safeguarding Open Space, Sport and Recreation Facilities

JP-G7: Trees and Woodland

JP-P6: Health

JP-P7: Sport and Recreation

JP-C1: An integrated Network

FIGURE 10 Manchester's Local Development Framework, Core Strategy (2012)

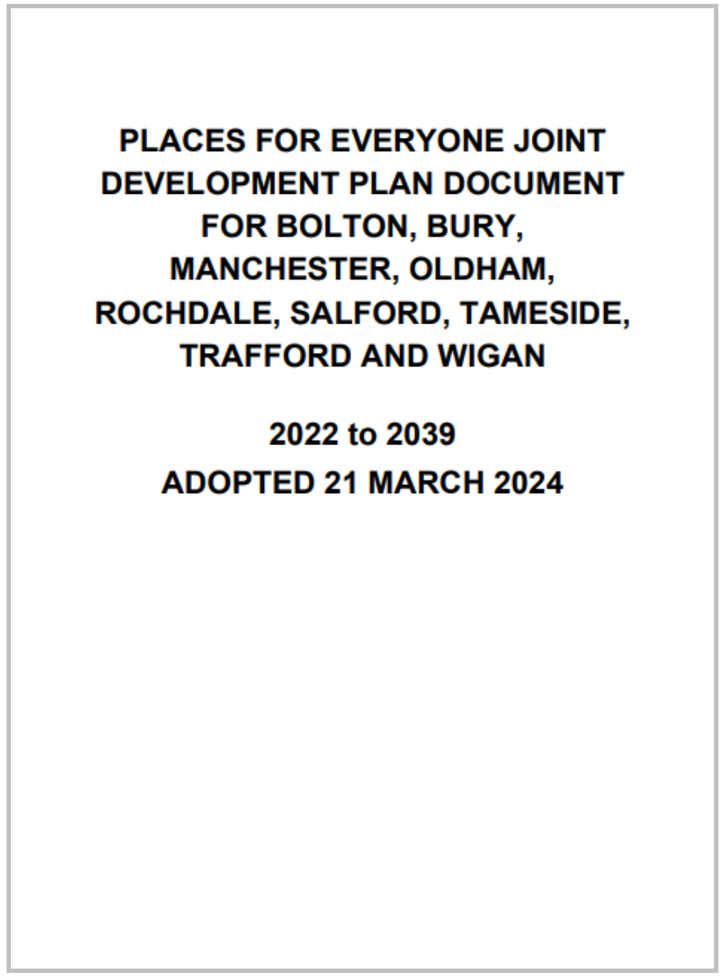


FIGURE 11 Manchester's Places for Everyone Joint Development Plan (2024)

7.1 Summary of Site Proposals

The applicants are bringing forward proposals for new sports facilities consisting of:

- Two full size 11v11 Artificial Grass Pitches (97m x 61m inc. 3m run-off);
- Sports pavilion with changing facilities for 4 teams plus officials with toilets;
- 1 Multi-use games area (MUGA)
- New replacement secure fencing;
- New sports lighting;
- Enhancements to the existing Athletics track and infield
- Proposed skate area
- Landscaping and biodiversity areas
- New accessible parking; EV charging spaces, and additional cycle parking;

7.2 Public Consultation

MCR Active have engaged with stakeholders and the local community from an early stage in the process including user groups, grassroot football clubs, MU Foundation, City in the Community, education providers, and community groups to inform the outline business case. Subsequently, wider stakeholder and community engagement was undertaken with community partners, GPs, the NHS, care navigation, neighbourhood health teams, physical activity providers, mental health workers, Council colleagues and Local Councillors across several events. These were a combination of workshops, face to face meetings, online meetings and email communication.

Between 7–17 July 2025, four consultation sessions were held at Wythenshawe Park Hall, engaging a total of 96 attendees. These included park stakeholders, user groups, and members of the public. The engagement sessions in the main were hugely positive with some concerns raised regarding the inclusion of GP Surgery within the park and wider Parking and Highways impact to local residents.

A summary of Core Themes from engagement is set out below:

1. GP Surgery Proposal

Concerns were raised regarding the appropriateness of locating a GP surgery within the park, particularly in relation to the park's covenant, increased traffic, and shared access with the sports facility.

2. Access and Inclusion

Requests were made for improved access for active travel to the site.

Suggestion for dedicated inclusive cycling loop to be built into final proposals to service disability groups on site.

3. Parking and Highways

Multiple comments highlighted the need for increased parking capacity and traffic calming measures on Wythenshawe Road. Concerns were also raised about the impact on existing woodland paths and verges when considering active travel to the site.

4. Environmental Considerations

While there was significant support for investment in the park, some concerns were raised about the environmental impact of artificial pitches and lighting.

Positive feedback was received on proposals for sustainable drainage and biodiversity enhancements.

5. Programme Disruption

Existing users such as Simply Cycling and athletics groups raised concerns regarding displacement during works and requested consideration of a phased construction approach to minimise disruption and income loss.

6. Pavilion and New Activities

Support was expressed for accessible facilities, over-55s Innerva provision, health care provision, and new community activities from 3G and PlayZone facilities including walking football, club training and match play.

Affordability and free access to some sessions were also highlighted as important.

7. Park Amenities and Community Use

Suggestions for wider park improvements were provided including reopening the bowling green and tennis pavilion, improving signage, and maintaining green spaces.

FIGURE 12 Some snippets of the Public Consultation Boards

FIGURE 13 Visualisation of Proposed site layout and Landscaping

8.1 Masterplan Development

The masterplan has been developed through a process of iterative sketches and feedback from the client team and stakeholders. The proposed development brings together a number of existing and new facilities and forms a new multi-sports hub in Wythenshawe Park. Key elements of the proposal include:

- Pavilion — acting as the core that feeds all the different activities on site including the existing athletics track and cycling facilities
- AGPS — located centrally between two key constraints: avoiding the residential properties to the West and maintaining a good distance from the footpath on the East to promote better security and passive surveillance for walkers
- Existing learn-to-ride and pump track are to be retained; a small bike hub / workshop area will be introduced as part of the new pavilion supporting Wythenshawe Park's existing cycling infrastructure and offering
- Skate park — a small provision is included adjacent the existing cycling facilities
- Biodiversity enhancements are proposed to a grassland area on the south-west of the development. This area is well-used by the local community with established footpaths which will be retained throughout and close proximity to residential properties

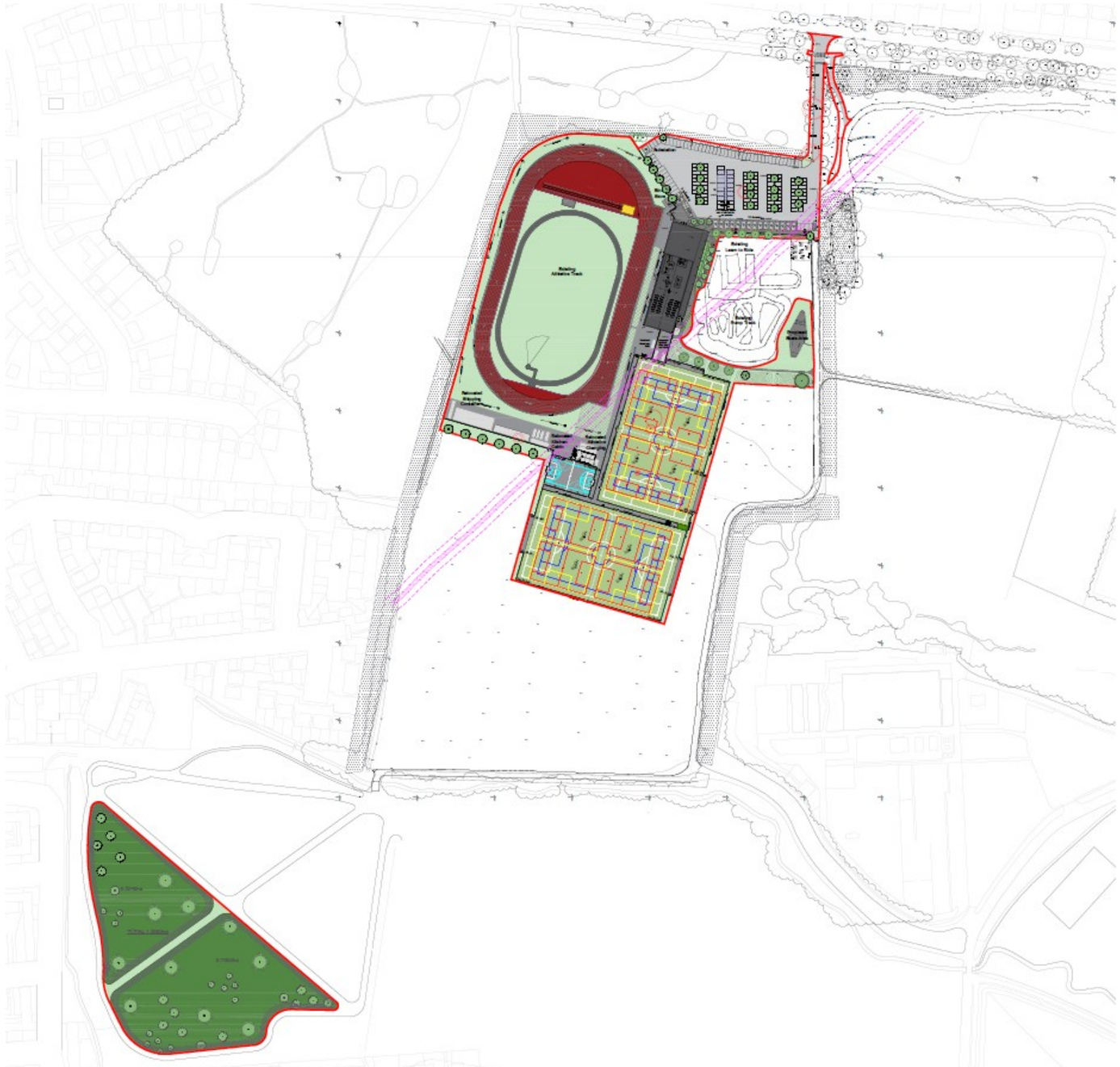


FIGURE 14 Proposed Site Plan (not to scale)

8.2 Access

The proposals include widening the existing access road to 5.5 metres to accommodate two-way vehicle traffic safely and efficiently. In addition, a new segregated pedestrian route with lighting is proposed alongside to provide a safe and clearly defined route for non-vehicular users. The design has been carefully developed to minimise any impact on the adjacent woodland and the designated SBI to the West of the site.

Site Photos - Existing Situation

FIGURE 15 A natural gap between the trees mean that a new footpath through this existing fence is possible without negative impact

Proposed Parking Provision
167no. Car park spaces comprising of:
124no. Standard bays
17no. Accessible bays
8no. Minibus bays
4no. EV bays
14no. Future-enabled EV bays

1no. Ambulance / emergency bay
5no. Motorbikes
28no. Cycle parking

FIGURE 16 Proposed Widening of main access road and additional pedestrian footpaths

8.3 Sports Pitches

USE

The proposal for the sports pitches includes:

- **Two 3G Artificial Grass Pitches (AGPs)** with perimeter fencing, hardstanding, access paths, LED floodlights, and a storage container.
- **A new Multi-Use Games Area (MUGA)** with fencing and LED lighting.
- **Amendments to the athletics track**, including relocation of long jump, pole vault areas, and floodlight columns.

The proposed AGP has been designed to minimise visual impact and remain sympathetic to the parkland setting. Materials have been selected for their durability, low maintenance, and compatibility with similar sports developments. The 3G surface will feature a 40mm pile, partially infilled with sand and rubber crumb, coloured green to replicate natural grass and laid over a shock pad for safety and performance.

The layout of the proposed sports facilities and pitches evolved through careful analysis of key site constraints and opportunities. A primary consideration was the proximity of residential properties to the west, which informed the decision to locate the sports pitches and built elements towards the eastern side of the site. The alignment was further shaped by the presence of a main sewer running through the area. Retention of the existing pump track and learn-to-ride —a key component of the park's cycling offer—was a constant priority

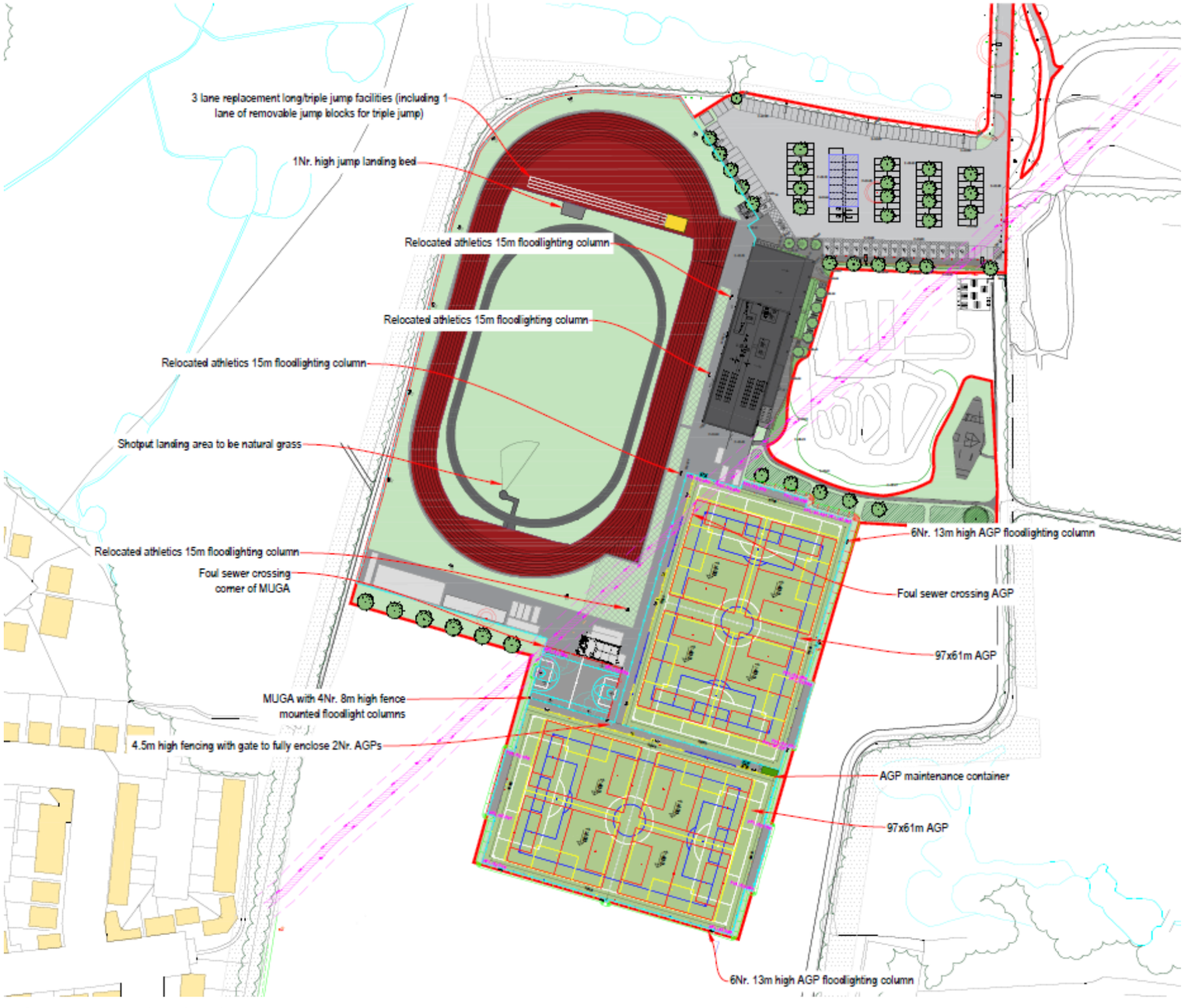


FIGURE 17 Proposed AGP's and MUGA Layout

and has been maintained in all iterations of the design.

A purposeful gap between the artificial grass pitches and the eastern footpath has been maintained to prevent enclosure and promote natural surveillance, enhancing safety and openness within the park setting.

AREAS

The two new Artificial Grass Pitches (AGPs) are 91m x 55m (97m x 61m including run-off area)

The Multi-use Games Area is 30m x 20m.

FLOODLIGHTING

Floodlighting will consist of 13m galvanised steel columns for the AGPs, 8m fence-mounted columns for the MUGA, and two relocated 15m columns for the athletics track. All will use energy-efficient LED fittings with a discreet galvanised finish.

Refer to drawing G-208872 06 Spillage Comparison for additional supporting information.

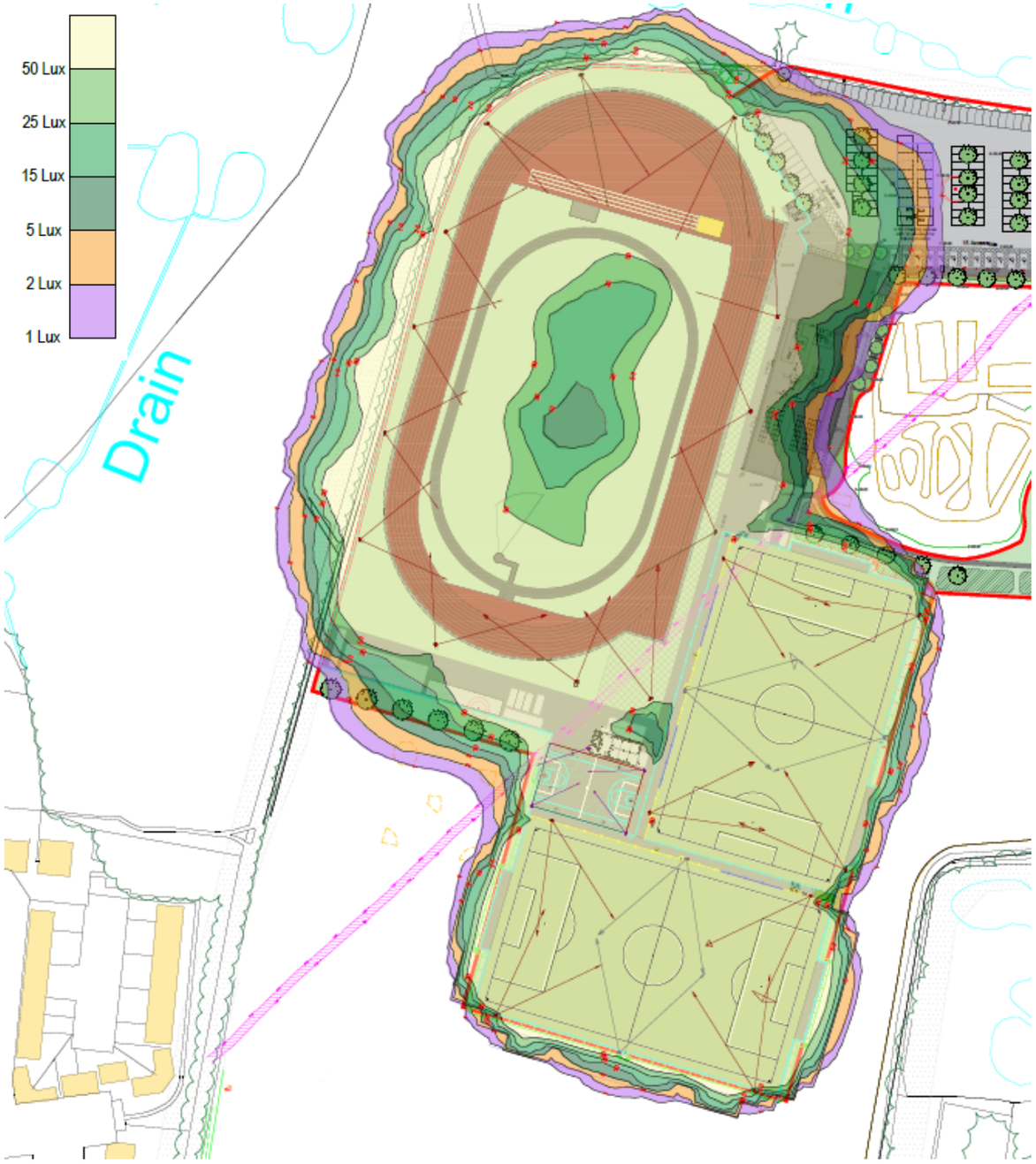


FIGURE 18 Proposed Floodlighting Scheme by Pitch designer

Chart of example lux levels for reference

Lighting conditions	Lux level	Lighting conditions	Lux level
British summer sunshine	50,000	Typical side road lighting	5
Overcast sky	5,000	Minimum security lighting	2
Well-lit office	500	Twilight	1
Minimum for easy reading	300	Clear full moon	0.25 to <1
Passageway or outside working area	50	Typical moonlight/cloudy sky	0.1
Good main road lighting	5-20	Typical starlight	0.001
Sunset	10	Poor starlight	0.0001

Source: IPCCTV specialists use-IP Ltd

BALL STOP FENCING

The appearance of the perimeter ball stop fencing will be polyester powder coated RAL 6005 Moss Green, which provides the most discreet appearance within the surrounding landscape. All the sports fencing will be steel open mesh with a 66x50mm rebound aperture to the internal pitch perimeter barrier up to a height of 1.2m. Above this height the fencing will transition to a 200x50mm aperture, maintaining visibility while reducing visual impact. 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.

FIGURE 19 Example ball stop fencing

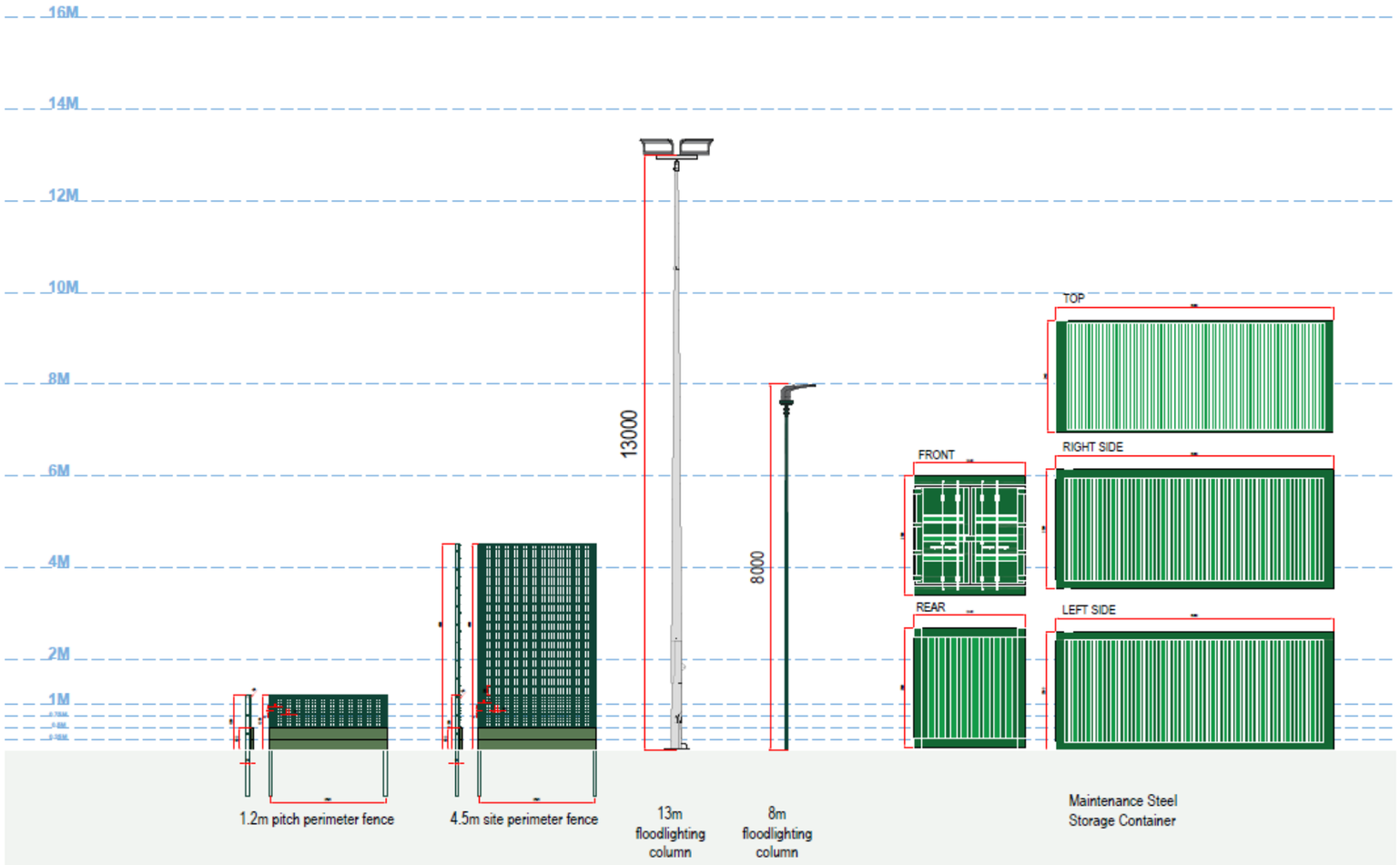


FIGURE 20 Proposed Element Elevations

INFILL

The AGP has been designed to minimise environmental impact through its construction and operation. Sub-base aggregates will be locally sourced to lower the facility's carbon footprint. Cradle-to-cradle developments now allow artificial grass surfaces to be fully recycled into raw materials for new turf or secondary plastic products, eliminating their classification as single-use plastics.

To minimise the migration of rubber crumb, infill containment measures including boot wipers, kickboards, and perimeter hardstanding will be installed in line with Football Foundation and SAPCA guidance. A range of performance infill materials were considered during the development of the proposal, and SBR infill has been selected for its proven performance, cost-efficiency, and recyclability.

All infill will meet SAPCA's Quality Control Protocol, which exceeds current regulatory requirements. Developed with support from Sport England and national sports bodies, the protocol ensures safety and compliance across UK 3G pitches. Overall, the scheme delivers high-quality, accessible facilities with reduced environmental impact.

FIGURE 21 Example photograph showing a detox grid (located at pitch entrances)

FIGURE 22 Example photographs showing Trekboards which help prevent the spread of rubber crumb. Image credit: SAPCA & NBS

8.4 Sports Pavilion Layout

A new single-storey pavilion comprising of:

- Large café area
- 4no. Team changing rooms, 2 as wet change with shower facilities, 2 as dry change, each to cater for min. 16 players with one WC
- 2no. Officials' changing rooms,
- 1no. Accessible changing room
- A fully compliant registered Changing Places facility with accessible WC, changing bench, shower and wash basin.
- 3no. Externally accessed WCs, male, female and accessible.
- 2no.Community rooms
- Bike hire and workshop facility
- Medical Practice facilities, comprising of, 10no. clinical rooms, 1no. Treatment room
- The colonnade directs users to the entrance from the car park offering a comfortable approach and cover from the weather.

8.5 Proposed Roof Plan

The flat roof proposed is split into two areas. The main roof contains plant equipment and therefore features a parapet wall for safe access and maintenance. The other roof extends to provide a covered walkway for users from the car park.

Photovoltaic panels are included to contribute to the power requirements of the building. With all other plant equipment situated on the roof screened by a series of timber panels to minimise visibility.

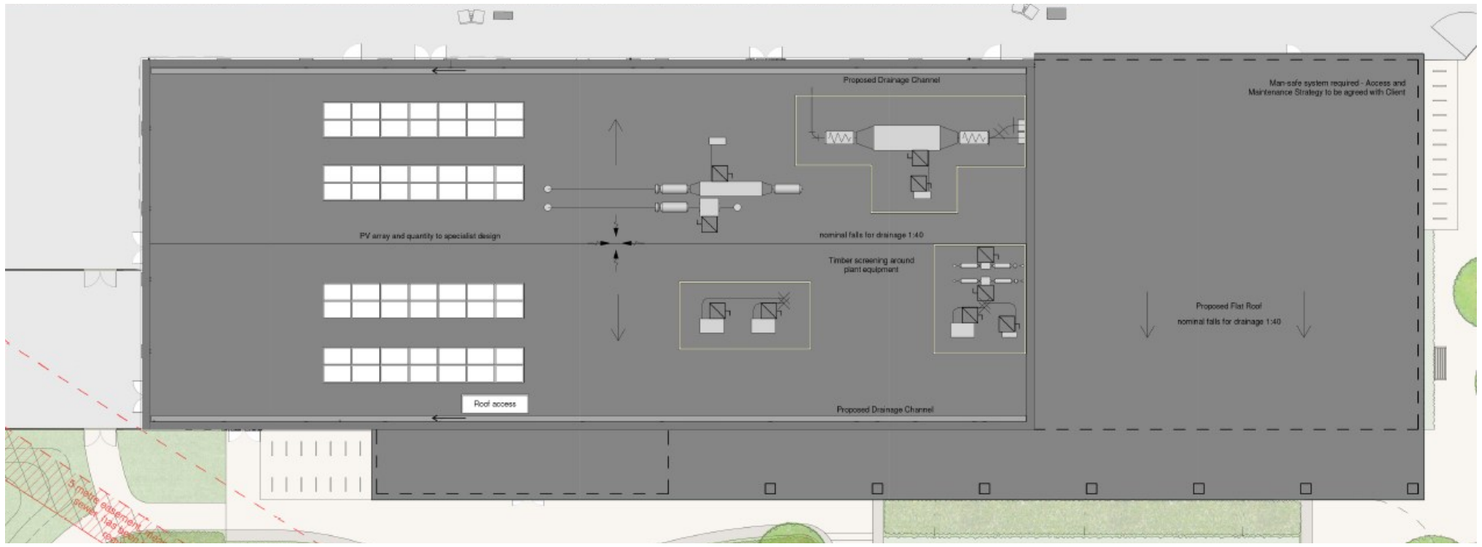


FIGURE 23 Proposed roof plan of the pavilion (not to scale)

FIGURE 24 Proposed floor plan of the pavilion (not to scale)

8.6 Appearance

The design of the proposed sports hub utilises two key external material treatments to clearly distinguish between the building's clinical and sports functions, which were chosen and informed from the surrounding context of the site which is a mixture of red and light brick shades in residential properties, and the light and dark tones of Wythenshawe Hall.

The sports facility is defined by charred timber, chosen for its enhanced durability and resistance to weathering. This sits above a low plinth of brick, grounding the building visually. The same brick is continued to be the primary material for the GP surgery visually claiming its own identity and providing a soft approach to the entrance.

The pavilion is a single-storey structure, featuring aluminium window frames and doors which will be finished in shades to complement its adjacent material, and roof edges and rainwater goods finished in dark grey.

Generous areas of external glazing and curtain walling are integrated to offer visual links to the athletics track and cycling infrastructure, while maximising natural daylight into key internal spaces such as the café and community rooms.

FIGURE 25 Existing contextual materiality

South Elevation (not to scale)

North Elevation (not to scale)

West Elevation (not to scale)

East Elevation (not to scale)

1. EPDM Roof
2. Charred Timber Cladding
3. Brickwork
4. Aluminium Windows + Doors
   RAL 7032 where adjacent brick
   RAL 7016 where adjacent timber cladding
5. Dark Grey Rainwater Goods
6. Plant Screening

2.

3.

FIGURE 26 Proposed sport pavilion elevations

8.7 Scale

The proposed development introduces a single-storey pavilion that is modest in height and appropriately scaled to its parkland setting. Some existing elements on site, such as the weightlifting gym and changing facility, are to be demolished, while others such as the accessible athletics changing and the numerous storage shipping containers are to be retained and repositioned, as highlighted in the adjacent demolitions plan. The overall approach reduces visual clutter and enhances legibility of the site layout.

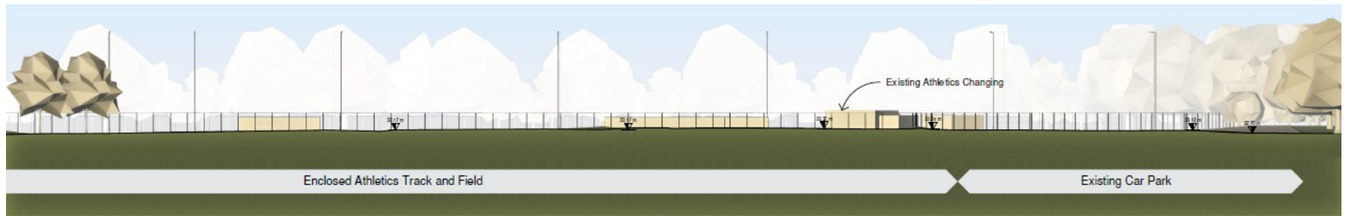


FIGURE 27 Existing Site Section A-A

FIGURE 28 Proposed Site Section A-A

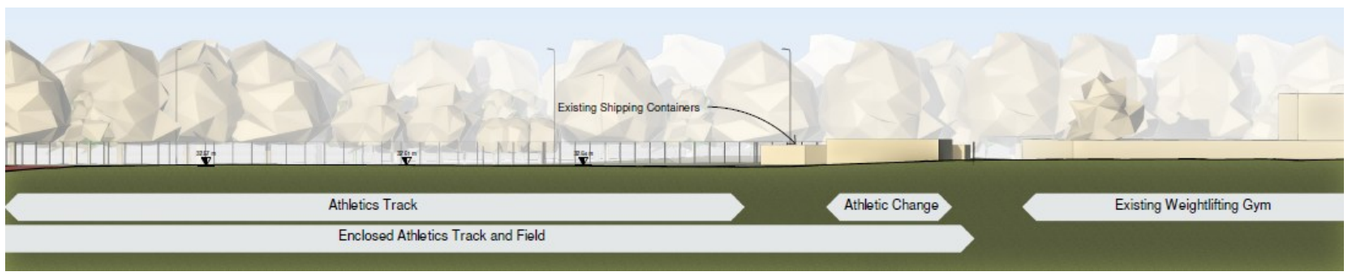


FIGURE 29 Existing Site Sections B-B

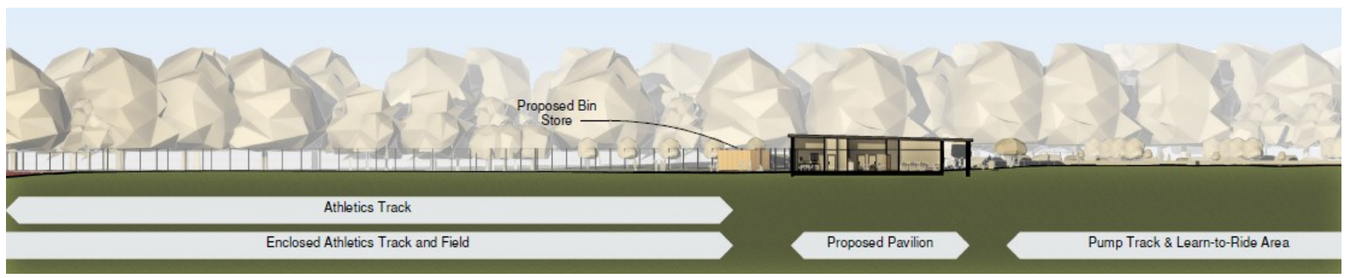


FIGURE 30 Proposed Site Sections B-B

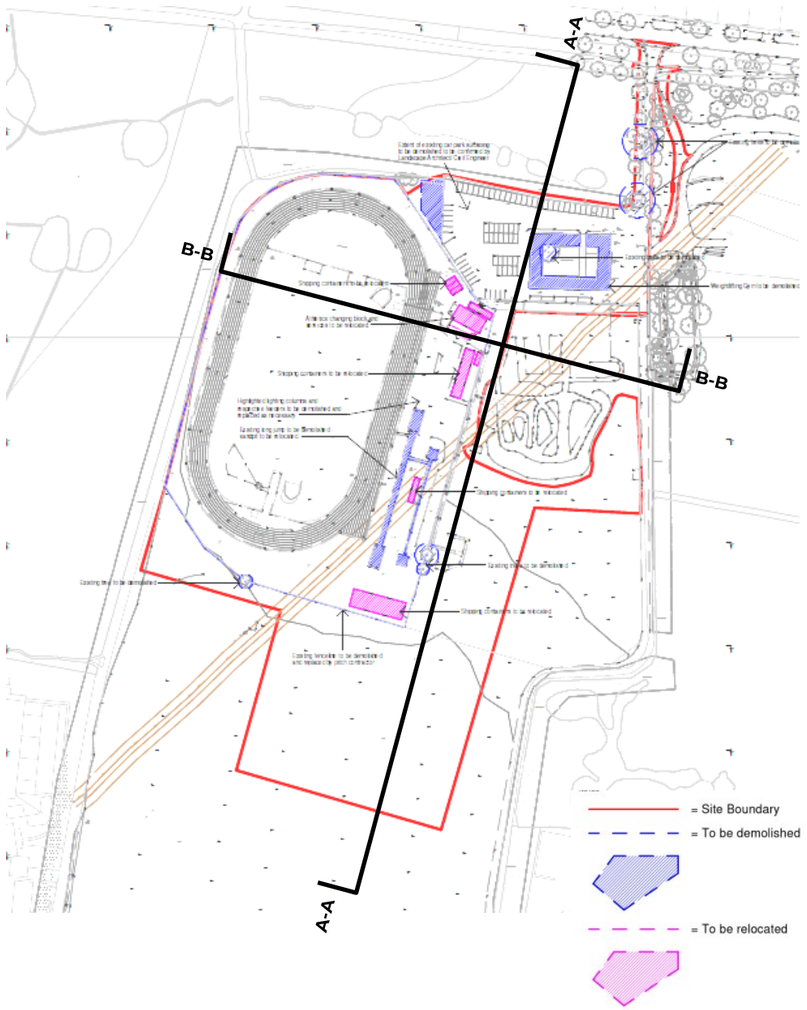


FIGURE 31 Demolitions Site Plan

FIGURE 32 Visualisation of entrance walkway to pavilion building

FIGURE 33 Visualisation of the bike hub/ workshop area, external seating to be integrated as part of gabion wall

FIGURE 34 Image of existing weightlifting gym and changing facility

8.8 Weightlifting Relocation

The proposed development includes the demolition of the existing Olympic weightlifting facility, currently located within the site's car park. The building is in poor condition and no longer fit for purpose, with limited capacity and outdated infrastructure. As part of the wider strategy to enhance local sports provision, the weightlifting gym will be relocated to Wythenshawe Sports Ground, where a new, dedicated facility can better met current and future operational needs.

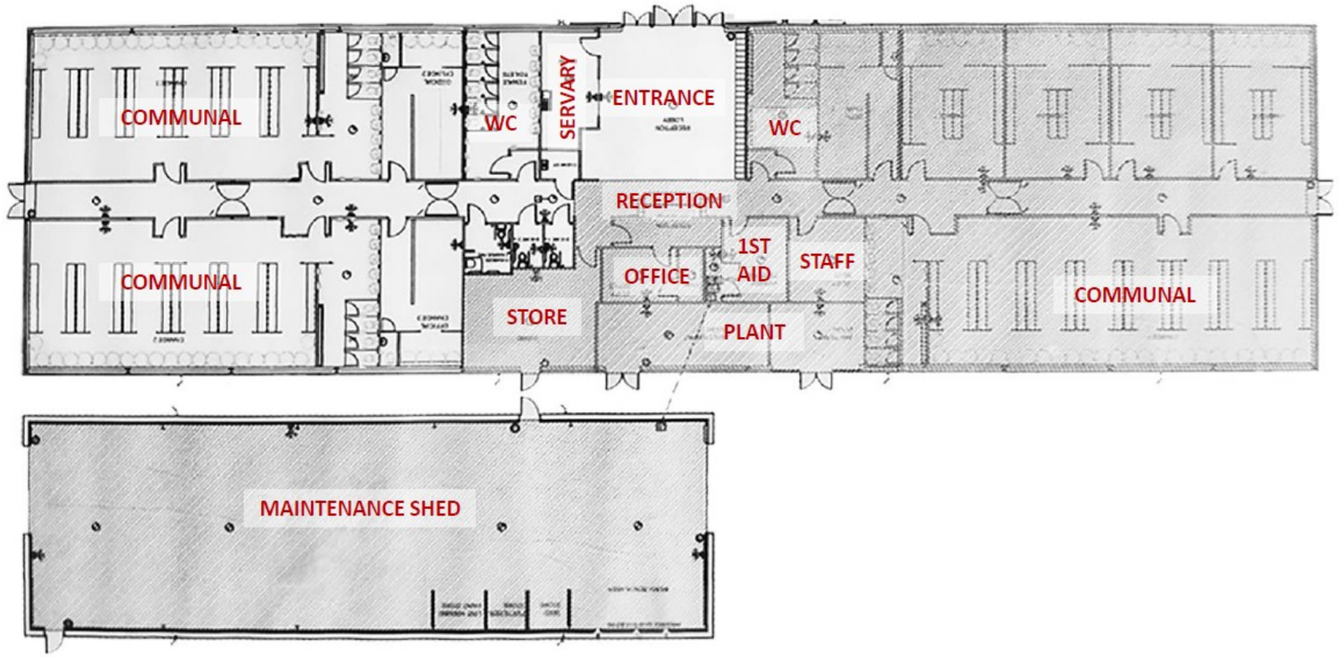


FIGURE 35 Existing Floor Plan at Wythenshawe Sports Ground

FIGURE 36 Aerial View of Wythenshawe Sports Ground

8.9 Landscape Proposals

A thorough analysis of the existing landscape features and assets within the site has informed the landscape proposals as part of an iterative process.

Safeguarding existing mature trees has been a priority and the new access arrangements have been detailed with the highway consultants to minimise loss of mature trees. Several options were presented to the Council during pre-application discussions, with the proposed access being the preferred choice due to its minimal impact on existing trees and its provision of safe pedestrian route separate to the main access road. Efficient pedestrian and cycle movements are prioritised through conveniently sited and attractive routes which avoid established vegetation.

The landscape around the new pavilion building welcomes users of the facility with a generous forecourt with seating and tree and hedge planting. The route to the main pavilion entrance is adjacent to a planted bank that transitions the small level change up to the existing pump track and will provide seasonal colour, structure and scent. A low gabion wall provides generous levels of informal seating around the building and a new picnic area provides additional seating for users of the café and those accompanying users of the learn-to-ride and pump track facilities.

A wide programme of new structural tree planting will deliver both specimen trees and native species of ecological value, chosen for their fruiting qualities and/or seasonal interest.

Further information is set out in the submitted landscape plan (M3851-PA-01-v07) - see extract opposite.

FIGURE 37 Snippet of the proposed landscaping layout

Tree Planting Strategy

A diverse mix of predominantly native tree species are proposed across the site to soften areas of hard landscaping, define open spaces, guide pedestrian movement and provide seasonal interest.

Within the wider park setting, native species such as English oak (Quercus robur), small-leaved lime (Tilia cordata), wild cherry (Prunus avium) and hawthorn (Crataegus monogyna) have been selected to complement the park setting and contribute to the local habitat network. These trees will provide year-round variation and interest from spring flowers and autumn colours to rich textures and form in winter, while supporting a range of wildlife, including birds, pollinators, and small mammals. Trees with large canopies are proposed to casual spectator viewing bunds to provide shade.

Tree planting is also proposed within the car park to soften its appearance and provide shade and cooling. Turkish hazel (Corylus colurna), has been selected for its resilience and upright form. These trees also offer valuable pollen sources for insects and contribute to stormwater management through canopy interception across the car park.

Rows of spring flowering, upright ornamental pear trees (Pyrus calleryana 'Chanticleer') will define pedestrian routes and guide movement through the site to the new sports pavilion. Lines of Field Maple (Acer campestre) divide the space and frame the pitches / athletics track, adding seasonal colour with golden-yellow foliage in autumn. Three large Maidenhair trees (Ginkgo biloba 'Princeton Sentry') greet visitors upon their arrival to the pavilion building, enhancing the identity of the new facility with their distinctive fan-shaped leaves and golden autumn colour.

English oak (Quercus robur)

Wild cherry (Prunus avium)

Turkish hazel (Corylus colurna)

Ornamental pear (Pyrus calleryana 'Chanticleer')

Field maple (Acer campestre)

Maidenhair tree (Ginkgo biloba 'Princeton Sentry')

Hawthorn (Crataegus Monogyna)

Horse chestnut (Aesculus hippocastanum)

Small-leaved lime (Tilia cordata)

FIGURE 38 Proposed tree planting types

Hedgerow Planting

There are two lengths of proposed Beech hedgerows (Fagus sylvatica) that will define the car park boundaries and pedestrian access paths to the proposed pavilion. Beech is a native deciduous species selected for its year-round interest, retaining its coppery-brown leaves through winter and providing vibrant green foliage in spring and summer. Its dense growth habit offers a robust boundary treatment and a supportive habitat for wildlife.

Ornamental Shrub Planting

The ornamental shrub planting scheme surrounding the new pavilion building features a carefully selected mix of robust evergreen and herbaceous species. Key species include Laurustinus (Viburnum tinus) and Mexican orange blossom (Choisya ternata 'Aztec Pearl'), both offering structure and seasonal flowers that support pollinators. Japanese skimmia (Skimmia japonica) provides fragrant blooms and winter berries supporting wildlife. Rosemary (Rosmarinus officinalis) adds aromatic foliage and nectar-rich flowers. Japanese forest grass (Hakonechloa macra) introduces variation in colour, texture and form, while Cranesbill (Geranium 'Rozanne') provides a long flowering season and ground-covering habit, helping to suppress weeds. The mix is enhanced with vertical accents including Brazilian vervain (Verbena bonariensis) and Red Hot Poker (Kniphofia uvaria).

The shrub mix will be underplanted with a mix of ornamental allium bulbs that add bursts of colour and sculptural form in late spring to early summer. The ornamental shrub planting is proposed to the slope facing the covered walkway entrance to the pavilion, creating an inviting approach with seasonal interest and subtle fragrance.

Beech hedgerows (Fagus sylvatica)

Alliums

Laurustinus

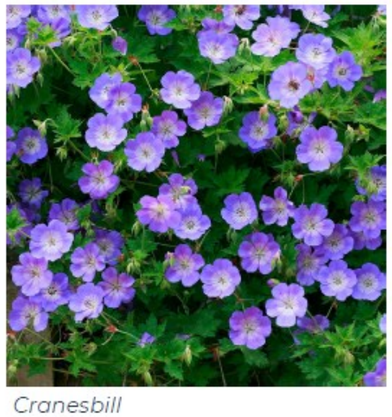
Japanese skimmia

Mexican orange blossom

Red hot poker

Rosemary

Japanese forest grass


Cranesbill

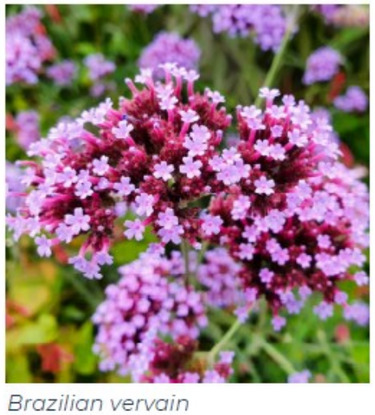
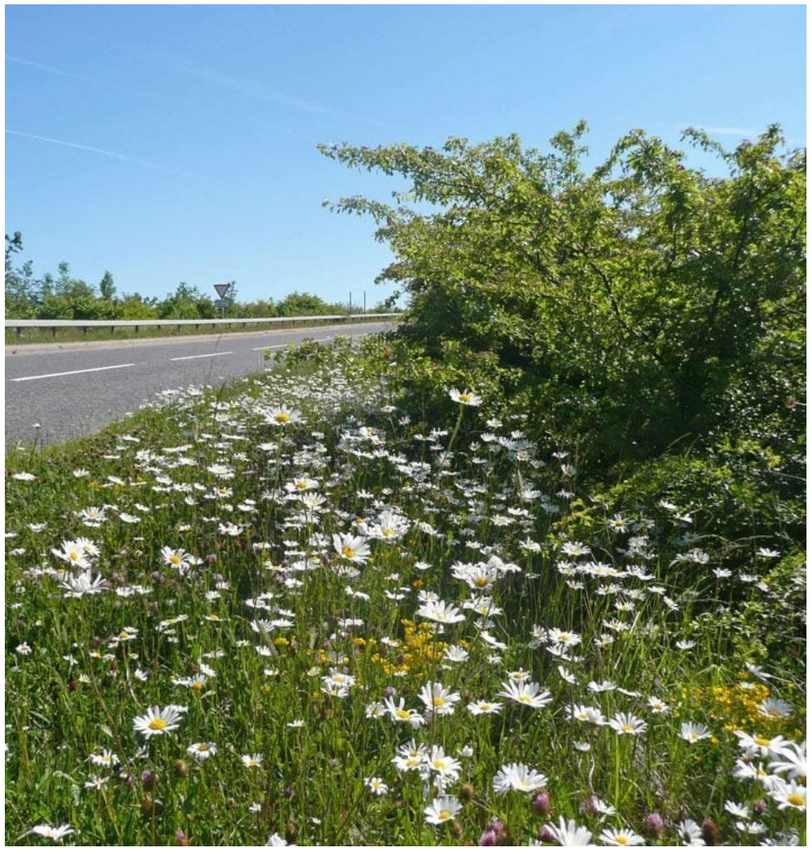

Brazilian vervain

FIGURE 39 Proposed hedgerow and shrub planting types

WILDFLOWER MEADOWS

Wildflower meadows are proposed to the sculpted bunds to provide biodiversity enhancements and seasonal interest. Proposed Standard General Purpose Meadow Mixture EM2, from Emorsgate Seeds, contains species that are characteristic of traditional meadows across a wide range of soil types. The mix is composed of 15% native wild flowers and 85% slow growing grasses. The grass-dominant structure ensures slower colonisation by aggressive grasses and gives wildflowers a better chance to establish and endure. The flower mix includes classic meadow species such as Common Knapweed, Oxeye Daisy, Ribwort Plantain, Salad Burnet, Selfheal, Wild Carrot, Yarrow, Cowslip, and others. These species are regional natives and attract pollinators and diverse wildlife.



Standard General Purpose Meadow Mixture EM2, from Emorsgate Seeds

FIGURE 40 Wildflower meadow example images

Hard Materials Palette

The hard materials palette defines key spaces and routes within the park and surrounding the pavilion. Kellen Breccia pavers in 'Magma' finish, supplied by Hardscape, is proposed to the main access route and forecourt to the pavilion. These pavers feature a natural variation in tone and texture that has the appearance of natural stone. The 'Magma' finish includes warm grey and buff tones, complementing the pavilion's buff brick and charred timber cladding.

A combination of compacted loose gravel and self-binding gravel will be used for footpaths and secondary access routes. These materials have been selected for their permeability, low maintenance, and ability to blend with the park's existing path network. The proposed car parking area will be surfaced in bitmac, in keeping with the existing surface treatment, to provide a consistent and durable surface.

To the east of the pavilion, gabion retaining walls are proposed to manage the change in levels adjacent to the existing pump track. Their natural appearance softens the interface of the pavilion building and the wider park setting whilst also providing informal seating for visitors.

Street Furniture

Concrete cube seats are proposed to the pavilion's forecourt. These double as subtle vehicle deterrents at the car park edge while offering flexible seating.

Stainless steel bollards will be installed between the car park and the main pedestrian route to the pavilion, providing safety and clear separation. Matching stainless steel cycle stands will be provided near the pavilion, in keeping with existing stands elsewhere in the park.

Timber benches, which include backrests and armrests, provide more formal seating and timber picnic benches are proposed to the new picnic area to the east of the pavilion. Both have anthracite grey powder-coated steel frames to tie in with the finishes of the pavilion building.

Kellen Breccia concrete pavers in 'Magma' finish or similar approved

Compacted loose gravel paths to tie in with existing

Gabion retaining walls / seat

Brompton Picnic bench or similar

Willenhall seat

Burnage concrete cube seat

Flat top Sheffield stainless steel bollard or similar approved

Sheffield cycle stand

FIGURE 41 Proposed furniture and hard material examples

8.10 Biodiversity Enhancement Strategy

An area of existing grassland within Wythenshawe Park, to the south-west of the proposed Pavilion and football pitches, is proposed for biodiversity enhancement as part of the application proposals. Through management, the modified grassland will be enhanced to other neutral grassland, in keeping with the UKhabs Habitat classification description and will be managed to achieve a moderate condition score based on the Statutory Biodiversity Metric Habitat Condition Assessment, supplementary document for MED/HIGH/VERY HIGH grasslands.

Further information is set out in the submitted landscape plan (M3851-PA-07-V02) - see extract opposite.

KEY & NOTES

Application Boundary

Existing Access Points

Mown Grass Paths

Proposed Grassland Enhancement Area

Indicative sculpted mounding
Proposed sculpted mounding within grassland enhancement area to a maximum height of 1.2m and a maximum gradient of 1:3. Final design of mounding (including varying heights, forms and gradients) to follow

Proposed Native Tree Planting
Planted at spacings to allow trees to reach 75% of their mature canopy cover, and to be protected from damage or management practices for the grassland.

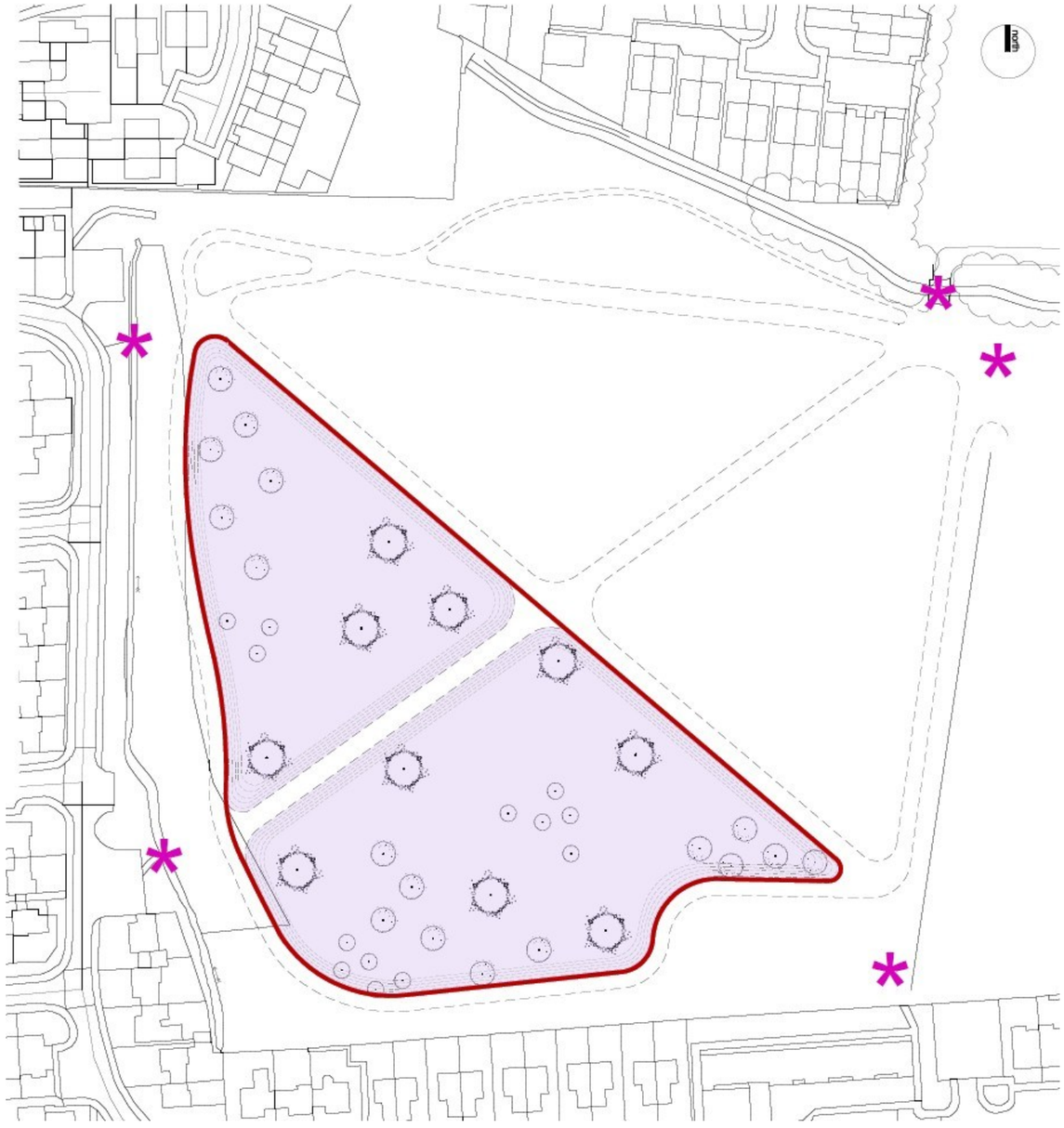


FIGURE 42 Extract of the Biodiversity Enhancement Area Plan

Proposed Tree Planting

A total of 40 trees are proposed within the enhanced grassland area. The selected species are all native, chosen to provide seasonal variety while supporting local wildlife. Given the site's conditions, a significant proportion of proposed trees will be species tolerant of wet soils. The introduction of mounding will further diversify ground levels and drainage, creating opportunities for a broader range of species to establish successfully. Tree planting will be at spacings that enable each tree to achieve approximately 75% of its mature canopy spread. The biodiversity enhancement area will therefore incorporate the following tree species :

Acer campestre (Field maple)
Alnus glutinosa (Alder)
Betula pendula (Silver birch)
Betula pubescens (Downy birch)
Carpinus betulus (Hornbeam)
Corylus avellane (Hazel)
Crataegus monogyna (Hawthorn)
Fagus sylvatica (Beech)
Malus sylvestris (Crab apple)
Populus tremula (Aspen)
Prunus avium (Wild cherry)
Prunus padus (Bird cherry)
Quercus robur (English oak)
Salix alba (White willow)
Sambucus nigra (Elder)
Sorbus aria (Whitebeam)
Sorbus aucuparia (Rowan)
Tilia cordata (Small-leaved lime)

English oak (Quercus robur)

Wild cherry (Prunus avium)

Crap apple (Malus sylvestris)

Alder (Alnus glutinosa)

Field maple (Acer cam-

Rowan (Sorbus aucuparia)

Elder (Sambucus nigra)

Hawthorn (Crataegus Monogyna)

Small-leaved lime (Tilia cordata)

Whitebeam (Sorbus aria)

FIGURE 43 Proposed tree planting types

8.11 Arboriculture

An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Arbtech on March 2025. During the survey, the trees were categorised using Table 1—Cascade chart for tree quality assessment of the BS5837:2012.

A total of 31no. Individual trees, 6no. group of trees and 3no. wooded areas were surveyed. Full details of these can be found in the arboricultural survey report as part of the planning application.

The proposal requires the removal of 7no. Individual trees. 4no. trees are in B category, and 3no. trees are in C category. T26 and T29 are both mature trees and it is necessary to remove these in order to widen the access road and promote safe access with the new proposed development. T26 has deadwood observed in the lower crown and T29 has thick ivy spreading throughout the stem and its crown.

Extensive mitigation replacement tree planting forms part of the landscaping proposal to address the removal of the above. Refer to the landscape and BNG proposals as part of the application.

8.12 Ecology

Ecological Impact Assessment (EcIA)

The EcIA confirmed that habitats on-site are mainly low ecological value grassland, sealed surfaces, and scattered trees, with limited opportunities for protected species. Moderate bat roost potential was recorded in Building 1 and one mature sycamore, with the site also supporting foraging/commuting bats, nesting birds, and potential use by hedgehogs, reptiles, and amphibians. The development will require demolition of existing structures and felling of six trees, resulting in habitat loss. Mitigation includes bat emergence/re-entry surveys, tree inspection, sensitive lighting design, and precautionary measures for terrestrial fauna. Biodiversity enhancements such as bird boxes, bee bricks, and log piles are recommended, alongside the delivery of at least 10% biodiversity net gain secured through long-term management.

Bat Emergence and Re-Entry Surveys (BERS)

Two bat day roosts for common pipistrelle were confirmed within Building 1, used by up to nine individuals. As this building is to be demolished under the proposals, the roosts will be lost. A Natural England bat licence will therefore be required prior to works, with mitigation to ensure compliance with legislation. Surveys confirmed that no other buildings or trees on-site supported bat roosts, although foraging and commuting activity by common pipistrelle, soprano pipistrelle, and noctule was observed. Appropriate licensing, mitigation, and timing of works will ensure legal compliance and minimise impacts to local bat populations.

Refer also to the separate reports as part of the planning application for further details.

8.13 BNG

Biodiversity Net Gain Assessment (BNG)

The BNG assessment identified that the ~6.0ha site comprises predominantly modified grassland, sealed surfaces, scattered trees, and existing sports infrastructure. The proposed development will result in the partial loss of grassland and built structures, but it also incorporates substantial habitat creation and enhancement measures, including the planting of 88 new native trees, two lengths of hedgerow, and over 1.25ha of grassland enhancement to other neutral grassland. The assessment calculated an increase from 10.25 baseline habitat units to 12.57 units post-development, delivering a net gain of +22.64%. Trading rules are satisfied, and the scheme exceeds the statutory +10% requirement. Delivery will be secured through a Biodiversity Gain Plan and long-term Habitat Management and Monitoring Plan.

Refer also to the separate reports as part of the planning application for further details.

8.14 Transport and Access

The proposed development is to be accessed by all modes via the existing site access road connecting with Wythenshawe Road. The site access road is set to be widened to 5.5m in width to facilitate two-way passing vehicles along its full length, without the need for passing places. Vehicle tracking has been undertaken and demonstrates that this width would be sufficient for the largest vehicles that may visit the site (refuse collection and fire tenders), and can comfortably accommodate the passing of two cars.

The site is located within a reasonable 2km walking distance of Wythenshawe, Northern Moor, Northenden and Baguley. The site is located within a reasonable cycle ride (up to 8km, approximately 25 minutes of cycling at an average speed of 12mph), of Wythenshawe, Altrincham, Stretford, Cheadle and West Didsbury. The nearest bus stop on Wythenshawe Road (Northbound) is located approximately 240m to the east of the site access and offers regular services to Stockport, Cheadle, Northenden and Baguley. The nearest rail station is Gatley Rail Station which is located 4.6km away from the site. Gatley Rail Station offers regular services to Manchester, Windermere, Liverpool, Crewe and Barrow-in-Furness. Metrolink Tram services are also available from Wythenshawe Park Tram Station circa 805m to the northwest of the site access and offers regular services to Manchester Airport and Manchester city centre.

A road casualty study showed that 19 Personal Injury Collisions (PICs) occurred within the study area around the proposed development site during the five-year study period. Analysis of the study collisions has not revealed any identifiable existing collision issues associated with the expected movements of the proposed development. Therefore, it is considered that there are no existing road safety issues pertinent to the development of the site. If the internal site layout is designed with due consideration to road safety, with appropriate highway design features incorporated into the detailed design, then the proposals should not have a detrimental road safety impact on the local highway network and should not adversely affect the safety of other road users.

The trip generation of the development has been established via trip information provided by the operator and a traffic survey of the existing vehicle movements on-site. The trip generation projections indicate that the development will result in 20 additional two-way vehicle movements in the typical AM network peak hour (08:00-09:00) and 66 additional two-way vehicle movements in the typical PM network peak hour (17:00-18:00), with an additional 672 daily two-way vehicle movements on a weekday. On a weekend, an additional 168 two-way movements are projected to be generated during the development peak hour (10:00-11:00), with an additional 624 two-way vehicle movements daily.

Based on the assessments of this TS, it is considered that the proposed development would not be expected to have a severe impact on the operation of the local highway network. The proposals are therefore considered to be in accordance with the *'National Planning Policy Framework'* (NPPF) which states that *"development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios"* (MHCLG, 2024).

It is concluded from the assessments within this TS that the proposed development would not be expected to have a severe impact in terms of sustainable travel, road safety and traffic impact.

Refer to the separate Transport Statement and Travel Plan submitted as part of the planning application for more information.

8.15 Inclusive Wellbeing

A key objective of the proposed development is to promote inclusive wellbeing by ensuring that the new sports hub caters to a broad spectrum of users across all ages, abilities, and fitness levels. The design of the facility, its spaces, and the services it will offer have been shaped to support accessible equitable opportunities for physical activity, social engagement, and health improvement.

INNERVA SUITE

As part of this commitment, the proposal includes the provision of an Innerva Suite, featuring specialist power-assisted exercise equipment. The Innerva system is specifically designed to support users who may find conventional gym equipment inaccessible—such as older adults, individuals with mobility limitations, those undergoing rehabilitation or people new to exercise. The equipment facilitates safe, controlled movements that assist users through exercise cycles, enabling them to improve strength, mobility, and cardiovascular health in a supportive environments.

FIGURE 40 Power-assisted exercise, Image Credit Innerva

The inclusion of the Innerva Suite complements the wider range of sports and community facilities provided within the hub, ensuring that wellbeing is promoted not just through high -performance sport but also through everyday movement and participation. It reinforces the hub's role as a community asset that supports active lifestyles, social inclusion, and long-term health for the whole community.

8.14 Accessibility

The development has been designed in reference to the best practice guidelines set out in a range of documents including 'Accessible Facilities - Sport England', 'Active Design - Sport England', which aims to ensure an inclusive design approach is adopted and developments can be used safely, easily and with dignity by all, regardless of disability or impairment. The above guidance has been followed alongside the statutory building regulations and British standards as set out in Parts K and M of the building regulations approved documents.

SPORTS PITCHES

The relatively level site does not present any barriers to access for wheelchair users or the ambulant disabled. All paths and walkways are designed with appropriate materials and are of sufficient widths to accommodate wheelchairs.

PAVILION BUILDING

The new sports pavilion building has level access for all doors into the building and incorporates a registered 'Changing Places' facility with a height adjustable changing bench, a hoisting system and a fully accessible WC for wheelchair users and ambulant disabled. There is enough space within the changing places facility for a wheelchair user, a wheelchair and two carers.

There is also a standard Accessible WC with external access for the use of spectators or anyone using the sports facilities.

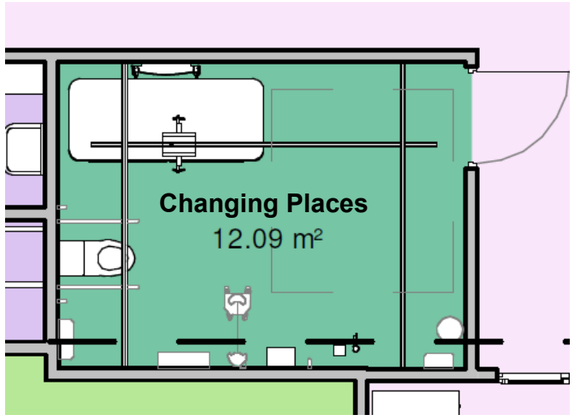


FIGURE 44 Changing Places, Accessible WC, Accessible Change

8.16 Sustainability

Wythenshawe Sports Hub has been designed to provide an energy efficient and sustainable facility through design solutions to ensure the operational performance is as efficient as possible.

The design has been modelled on the energy efficiency hierarchy of “Be Lean, Be Clean, Be Green” approach to energy efficiency in buildings.

Passive measures have been implemented during the design including the enhanced performance of the building fabric against the Building Regulation standards, improved efficiencies of plant and equipment and the application of low and zero carbon technologies including heat pumps and photovoltaic panels..

To reduce the carbon emissions for the building, an all electric approach has been taken. Whilst benefiting from the decarbonisation of the national grid and the on-site production of electricity by the PV panels, it also removes the reliance on fossil fuels for the site .

EV CHARGING

An ‘active’ Electric Vehicle (EV) charging point will be installed, equipping four standard spaces with charging capabilities, with future infrastructure provided to 18no. More spaces.

ADDITIONAL CYCLE STORAGE

To further support and encourage cycling, an additional 28 cycle parking spaces are proposed in support of the development, to be located within the vicinity of the leisure centre entrance.

NATURAL LIGHT

Extensive areas of external glazing and curtain walling are incorporated thought the design to maximise natural daylight with the key internal spaces such as the café and community spaces, fostering a bright and open internal atmosphere and strengthening the visual connection to the surrounding landscape.

PHOTOVOLTAIC SOLAR PANELS

The roof of the Sports Pavilion is to incorporate an array of Photo Voltaic Panels to contribute to the power consumption of the building.

8.17 Utilities

A new sub-station is to be provided to serve the development. The sub-station will be located to the north of the site and will serve the new building, external sports areas and the changing facilities .

A new water main with separate hydrant supply will also serve the site.

Lighting

External lighting will be provided to the building perimeter, carpark, and footpath access from Wythenshawe Road. All new lighting will be LED. Lighting will be control led via photocell and time switch arrangement.

Pitch and running track lighting will be provided by specialist supplies with power supplies from the new building,

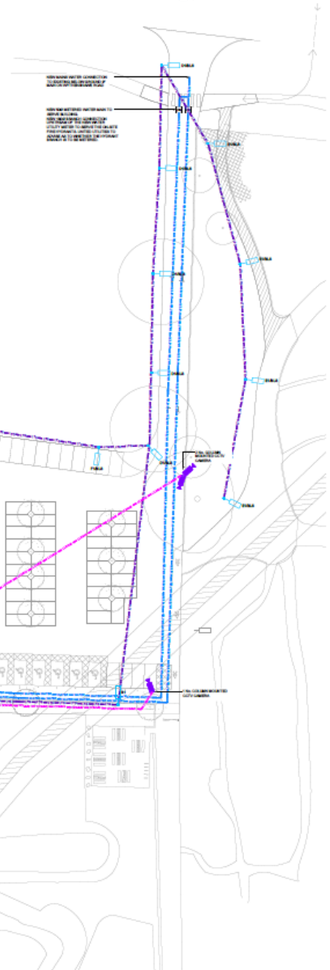


FIGURE 45 Snippet showing proposed lighting and utilities

8.18 Drainage

SURFACE WATER

- Surface water generated from the new Hub building and reconstructed car park are proposed to be combined, attenuated and discharged via a reconstructed, existing outfall to the ponds towards the North of the site. Attenuation will be in the form of underground, voided crates in conjunction with the Type 3 subbase under the car park permeable surfacing. The new build hub will be restricted to 'greenfield' runoff and the reconstructed car park will achieve 50% betterment for the 1 in 1, 30 & 100 return period flows. Hydrological analyses for the catchment has been undertaken to assess these return period flows, and a hydraulic model has been constructed to assist with the design for the critical storm events for the 1 in 2, 30, & 100+45% Climate Change. A dual HydroBrake control system has been chosen as a suitable device to control the through flows. The drainage philosophy has been discussed with Manchester City Council LLFA, which we understand has been accepted in principle.

- The surface water generated from the outside pitches is proposed to be attenuated under the pitches and the discharge restricted to 3.0 l/sec via a HydroBrake control. The pitch specialists have undertaken a hydrological analysis and advised the storage required to support the restricted discharge to connect to the existing DN575 SW sewer, which ultimately outfalls to the main river brook situated to the South of the site. A pre-development enquiry has been made to United Utilities and discussed and agreed in principle, their email refers *" Thank you for your email. I can confirm I am happy in principle with the proposed connection points referenced in the following drawings:*

- *QPM-DR-C-952 Rev T01*
- *QPM-DR-C-951 Rev T01*
- *QPM-DR-C-950 Rev T01*

  The connections are still subject to a S106 application and approval. "

FOUL WATER

- The foul water generated from the proposed Hub building is to be connected to the DN2200 combined sewer which traverses the site via DN 100 lateral connections.

- The foul water generated from the relocatable changing rooms is also to be connected to the DN2200 combined sewer which traverses the site via DN 100 lateral connections. This has been approved in principle by UU and we are awaiting confirmation.

  The FW design reflects the requirement to maintain the UU required easement either side of the main DN2200 combined sewer.

The above connections have been approved in principle *" Thank you for your email. I can confirm I am happy in principle with the proposed connection points referenced in the following drawings:*

- *QPM-DR-C-952 Rev T01*
- *QPM-DR-C-951 Rev T01*
- *QPM-DR-C-950 Rev T01*

The connections are still subject to a S106 application and approval. "

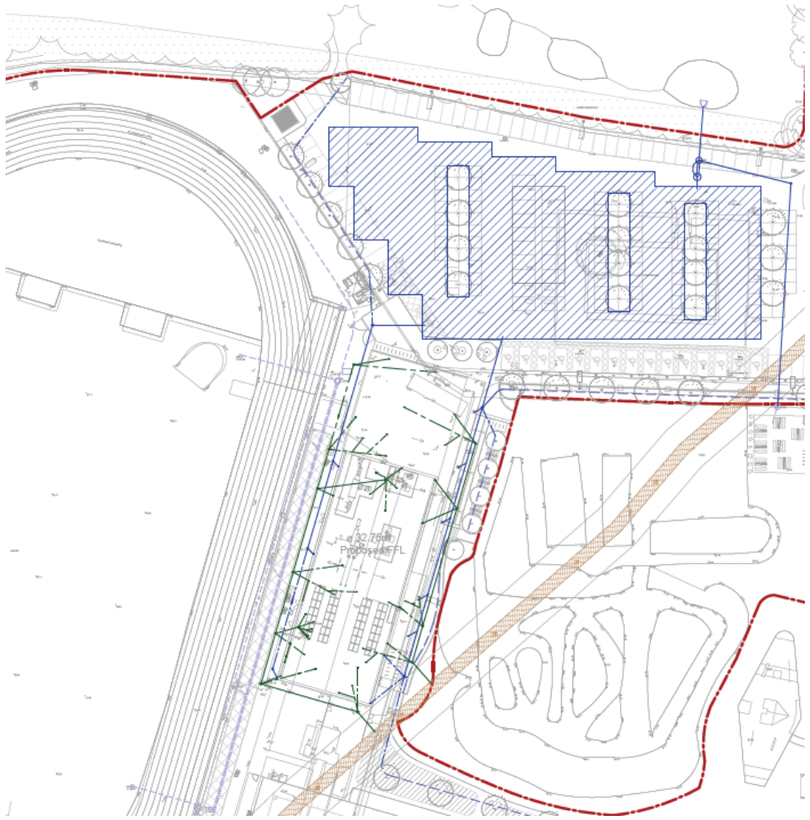


FIGURE 46 A snippet of the proposed drainage strategy. Refer to drawing QPM-DR-C-900_DrainageSitePlan for full information.

8.19 Noise & Air Quality

NOISE

A baseline noise survey and noise Impact Assessment has been completed by Pace Consult Ltd.

Typical noise levels affecting he proposed development and the closest existing sensitive receptors were measured over weekday and weekend periods.

Noise levels affecting the proposed development are low and therefore there are no particularly high acoustic performance requirements for the building envelope. All spaces could potentially utilise natural ventilation via partially open windows, although other, non-acoustic, design factors will likely mean that a mechanical ventilation strategy is used.

Noise impact from the external AGPs has been assessed following the methodology of Sport England. For this development the closest receptors are the residential dwellings on Lawnhurst Avenue. The expected noise emission level from the AGP would be approx. 40dB at 99m. Based on the Sport England document and the IEMA methodology, short and long term noise impact would be expected for the proposed AGPs.

Noise rating limits for new items of building services plant have been established, based on the prevailing background noise levels. An initial assessment of the possible proposed building services plant has been completed and indicates no major concerns at this stage.

AIR QUALITY

An air quality assessment will be undertaken by Rappor Consultants Ltd to understand the potential impacts of increased vehicular traffic as a result of the proposals on nearby sensitive receptors.

The site is located close to the Greater Manchester Air Quality Management Area (AQMA) which was declared for exceedances of the annual mean nitrogen dioxide (NO_2) air quality objective. The primary source of emissions near the site is road traffic emissions and therefore, the suitability of the site for the proposed sensitive uses will be considered in an Air Quality Assessment to predict concentrations of pollutants across the site and determine any requirement for mitigation.

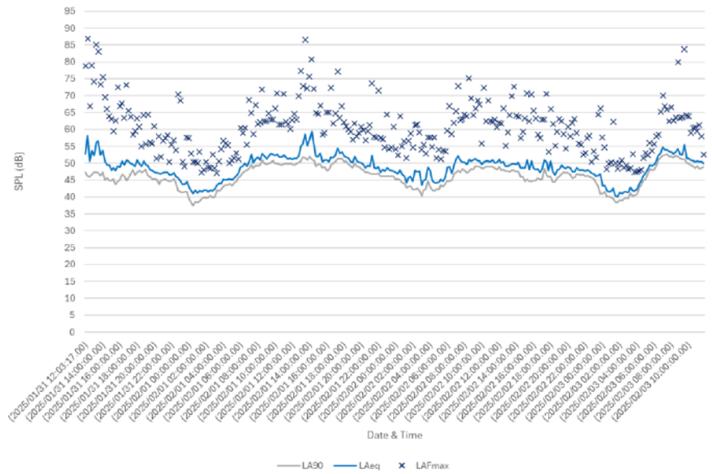


FIGURE 47 One of the baseline environmental noise data for the site

Additionally, the proposals will generate vehicle traffic which has the potential to impact on air quality for existing sensitive receptors in the area, including residential properties, schools and doctors surgeries. The assessment will take into consideration the change in traffic as a result of the proposals to identify any potentially significant impacts, and set out any measures to minimise impacts such as EV charging, cycle parking provision and pedestrian and cycle access.

The construction of the proposals will give rise to localised dust and particulate matter emissions. A construction phase dust assessment will be prepared to identify dust management measures that should be implemented during the construction phase to prevent adverse impacts arising outside the site boundary as a result of dust soiling and particulate matter emissions.

8.20 Waste & Crime

WASTE

A Framework Construction Waste Management Plan (FCWMP) has been submitted with the application. The FCWMP lays out the foundation for a detailed Construction Waste Management Plan for the construction phase of the Proposed Development to ensure that on-site waste is managed in line with the 'Waste Hierarchy' and relevant waste-related legislation. The FSWMP has identified the principal waste streams that will be generated during construction and has provided an indication of the total amount of waste expected to be produced. Measures have been proposed which would minimise the amount of waste produced. An aim to achieve a 95% recycling/ recovery rate of any waste that cannot be re-used on the Site has been set.

CRIME

A Crime Impact Statement (CIS) has been submitted with the application. The CIS identified that the number of recorded crimes within the neighbourhood in which the Site is located is extremely low. The CIS has assessed how crime and safety issues will be addressed within the Proposed Development to deter criminal and anti-social behaviour and has made recommendations for further safety measures where necessary. Upon review of the relevant design documents, the CIS concludes that the Proposed Development will be designed to be consistent with current principles of the National Planning Policy Framework and has adopted the principles of relevant Secured by Design guidance for both the construction and operational phases.

9.1 Wythenshawe Park Strategic Plan

The Wythenshawe Park Strategic Plan sets out an ambitious and inclusive vision to transform the park into a high-quality, sustainable destination for local, regional, and national visitors. Developed in close collaboration with local stakeholders and park users, the plan positions the park as a multifunctional green space that supports health, well-being, biodiversity, education, and sustainable development, while preserving its historic landscape and natural character. The strategy is structured around key themes which include:

Heritage—Restoring and enhancing historic assets to protect the park' character and broaden its appeal.

Sport, Health & Wellbeing– Improving existing provision and introducing new facilities such as paddle tennis, outdoor adventure areas, and multi-sport spaces.

Connecting Communities—Improving access and movement through active travel networks and a park-wide car parking plan.

Raising Quality Standards– Delivering a consistently safe, welcoming, and high-quality environment; and

Environmental Responsibility—Prioritising sustainability through carbon reduction measures and biodiversity enhancement.

There themes support the plan's core outcomes: to create a distinctive destination park, with regional draw, offer sustainable, year-round facilities, and enable appropriate commercial opportunities that ensure the park's long-term resilience and growth.

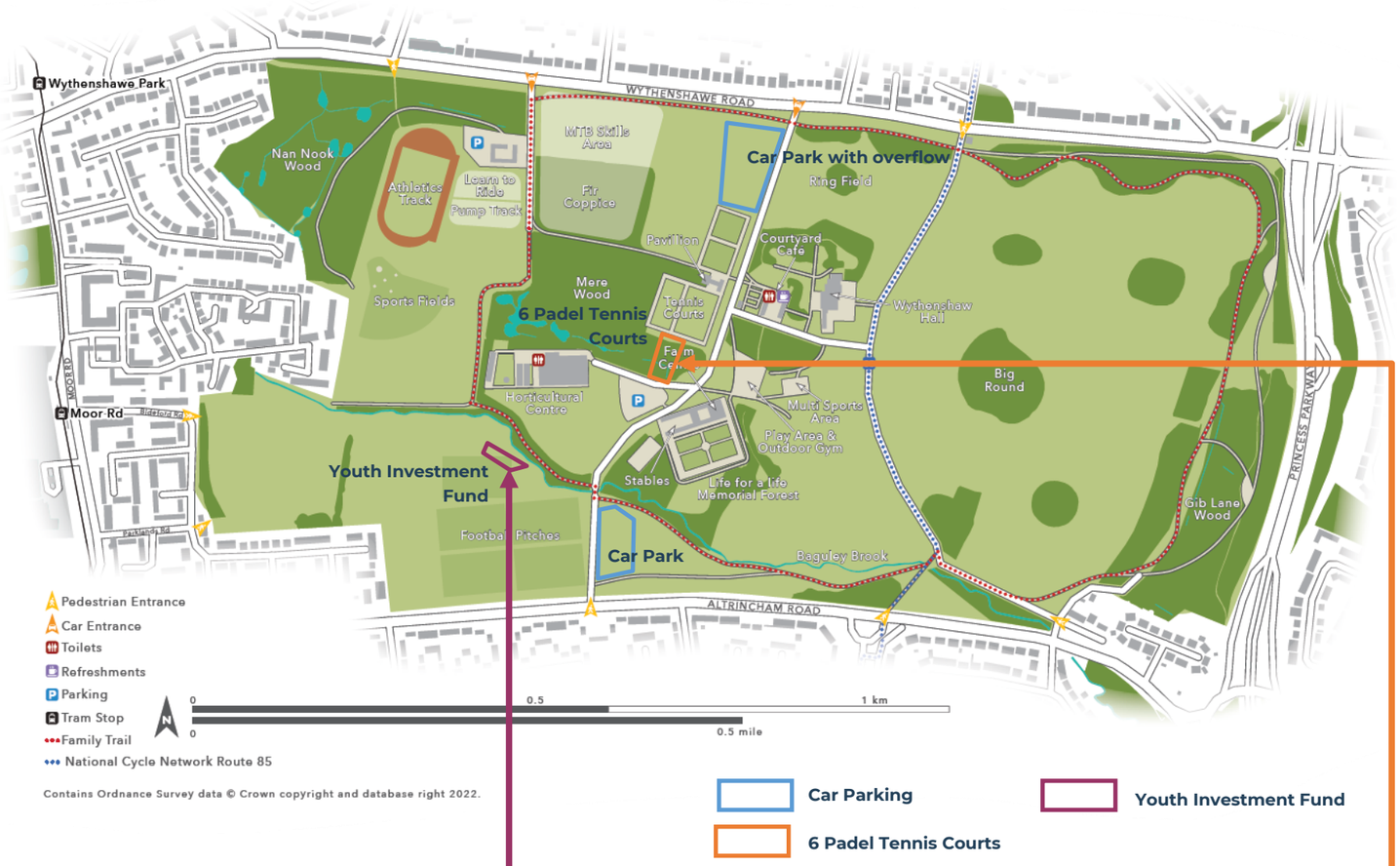


FIGURE 48 Wythenshawe Park Site Wide Strategic Plan

CONCLUSION

The proposed development at Wythenshawe Park seeks to deliver a transformational upgrade to the existing sports ground through the creation of a modern, inclusive, and accessible community sports hub. The scheme has been developed through a careful and iterative design process that responds sensitively to the site's heritage, ecological value, and role as a well-used and much-loved public space.

The proposal consolidates existing and emerging community health and sporting needs into a single, cohesive facility that enhanced both the physical infrastructure and the user experience. Key elements include the new artificial grass pitches (AGPs), a multi-use games area (MUGA), and a new low-rise pavilion incorporating a café, reception, community spaces, modern changing rooms, and a GP surgery for Northern Moor Medical Practice. The inclusion of a power-assisted Innerva Suite demonstrates the commitment to inclusive wellbeing, providing facilities that support older adults, people with mobility limitations, and those undergoing rehabilitation.

The design carefully balances new development with the retention and enhancement of existing site assets, including the pump track and cycle trails , while also making improvements to circulation, access, and connectivity. The widening of the main access road and the introduction of a segregated pedestrian path will ensure safer movement through the site, whilst minimising impact on the surrounding woodlands and designated Sites of Biological Interest (SBIs).

Architecturally, the development maintains a modest scale, with materials and form chosen to harmonise with the parkland context. The use of natural finishes, integrated landscaping, and thoughtful glazing strategies ensures the building is both functional and visually sympathetic. The location and orientation of key facilities ensure strong visual and physical connections between cycling, football, and athletics, with the new pavilion acting as the social and operational heart of the site.

The proposals are underpinned by a robust evidence base, including Manchester's Playing Pitch Strategy and associated monitoring reports, which identify clear local need for upgraded recreational facilities.

In conclusion, this development represents a positive and forward-thinking investment in the future of Wythenshawe Park, delivering a well-integrated and inclusive facility that supports sport, health, and community life. It respects the park's unique character, enhances biodiversity and accessibility, and provides a lasting legacy for current and future generations.

FIGURE 49 Visualisation from the athletics track looking towards the pavilion

end of report