

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

From [REDACTED]
Date Fri 10/10/25 11:22 AM
To Steven Mccoombe <[REDACTED]>

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Hi Steve

Thank you for sending the additional information through for comment.

I have liaised with MCC Parks Team, Lancashire Cricket Foundation and England and Wales Cricket Board to assist with my response. The mitigation package is accepted in principle but there are some outstanding queries that need to be addressed:

Further Information Required

Capital Costs Spreadsheet:

- a. Summary Tab – there is a reference to Mcr Active Management Fee, this should be MCC Parks Management Fee as they will be implementing the mitigation.
- b. Annual Maintenance Costs – the 5 years management and maintenance (£102,240) is welcomed, however as the loss of playing field is at a private site with the mitigation going to a Council owned site where they will be responsible for ongoing maintenance cost we would normally expect a minimum of 10 years maintenance contribution. I understand there are viability issues with paying a 10 year sum upfront (£204,480) and wondered if a phased approach to payments could be made as was done with Harry Dalton playing field. In that case 4 years was paid upfront and the remaining 6 years after x no dwellings were built. Having spoken to MCC Parks they would be content with 5 years upfront as currently proposed and the remaining 5 years paid at an agreed trigger point if viability allows. However, if viability remains an issue, with the appropriate evidence, then MCC Parks will accept the 5 years upfront maintenance cost as currently proposed.

Comment on Pitch Design and Technical Specifications

Although an Agronomy Report has been submitted that sets out the works required to create a new cricket pitch at Cringle Playing Field no designs have been submitted at this time. It should be noted that as Cringle Playing Field is a Council owned Parks site it will be the responsibility of MCC Parks to procure and implement the mitigation works through MCC capital development and finance process. It is helpful that STRI have provided design costs for the construction which will aid MCC Parks team but the actual design and construction must go through MCC procurement process, it cannot be procured by the applicant. However, the pitch design and technical specifications will be commissioned via MCC process. MCC will commit to ensuring the pitch design and specifications consider the constraints and requirements set out in the Agronomy Report prepared by STRI dated 23/2/2025 and full compliance with ECB Performance Quality Standards.

Please note I will be leave between 10th October and 4th November. For any urgent queries relating to this application please contact [REDACTED]

Kind Regards

[REDACTED]
Capital Development Manager
Email | [REDACTED]
Telephone | [REDACTED]

Please note my working days are Tuesday to Friday

Address | C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF ([DIRECTIONS](#))



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

[REDACTED]

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

Thanks

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

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

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

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Hi Steve

Please find updated plans and information requested by Manchester Active.

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

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

Affordable Housing

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

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

Cricket Mitigation

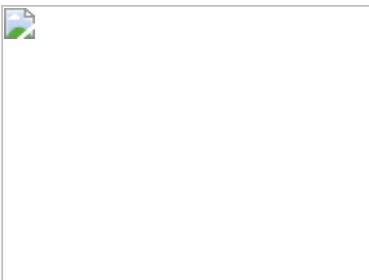
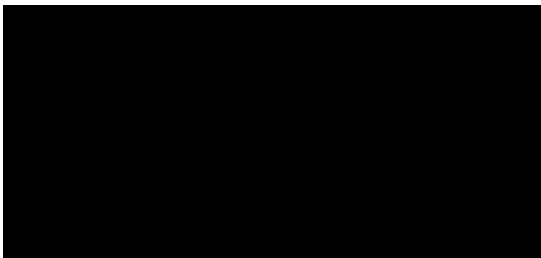
The total cricket mitigation package is coming in at £223,669 inc vat

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

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

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

Kind regards



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

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From: Steven Mccoombe <[REDACTED]>

Sent: 25 September 2025 09:46

To: [REDACTED]

Cc: [REDACTED]

<[REDACTED]>

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

[REDACTED]

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

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

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

Please can you submit.

Regards

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

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

From: [REDACTED]

Sent: 24 September 2025 5:40 PM

To: Steven Mccoombe <[REDACTED]>

Cc: [REDACTED]

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

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Hi Steve

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

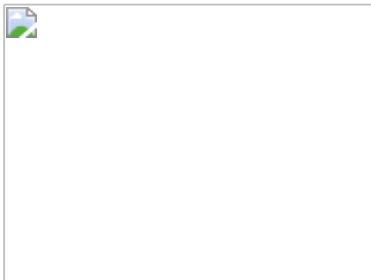
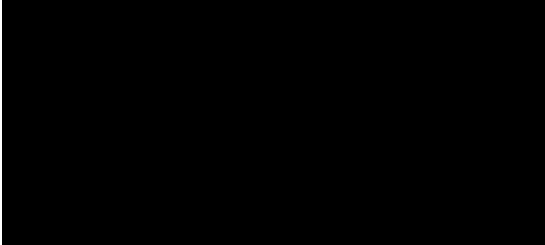
Assuming we are aiming for the earliest committee date of 23 October, could you please confirm the following:

1. When senior approval is required
2. When draft conditions need to be agreed
3. When your committee report must be finalised to ensure inclusion on the agenda
4. Deadline for any further consultations or re-consultations

5. Deadline for submission of final plans, amendments, or supporting documents
6. When the committee agenda is published
7. Any internal sign-off dates we should factor in

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

Kind regards



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

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