Paul Butler Associates
Planning, Development & Heritage Consultants

16 October 2025

Julie Roscoe Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Des Jones and Jennifer Connor

Our ref : 25.2126

Dear Julie,

Location: Wythenshawe Park Sports Hub

On behalf of the applicant, Manchester City Council, please find enclosed a planning application which seeks consent for the redevelopment and improvement of the existing playing field facility to provide reconfigured playing pitches and a new pavilion building including a GP clinic. The description of development is

'Reconfiguration of existing playing field and recreational facilities to provide 2x AGPs, 1x MUGA; construction of a pavilion comprising shower and change facilities, a café, cycle hub, and a GP clinic with Innerva Suite and community rooms (use class F2 and E(b)(d)(e)); widening of vehicular access and creation of pedestrian access; demolition of the existing weightlifting facility and reconfiguration of the existing car parking area to provide a total of 167 car parking spaces; erection of new fencing and floodlighting; landscaping and BNG provision; a substation; and, other associated works'.

The application is supported by the following drawings and documents:

- Application Forms and Ownership Certificates.
- Architectural Drawings prepared by NPS Architects – please refer to the schedule at Appendix A of this letter.
- Topographic Survey prepared by Brightsurv.
- Design and Access Statement prepared by NPS Architects.
- Planning Statement including Green and Blue Infrastructure Statement prepared by Paul Butler Associates.
- Community Involvement Statement prepared by Paul Butler Associates.
- Playing Field Statement prepared by Paul Butler Associates and MCRActive.
- Pitch Design Pack prepared by SSL including: AGP and MUGA Drainage Strategy; Floodlighting Performance Reports, Sports Lighting Statement; Technical Information to Support Planning; and drawings:
  - G-208872 01 - Existing Site Plan
  - G-208872 02 - Proposed Site Plan
  - G-208872 03 - Floodlighting Scheme
  - G-208872 04 - Proposed AGP Drainage Layout
  - G-208872 05 - Proposed AGP Drainage Strategy
  - G-208872 06 - Spillage Comparison

- Landscape Scheme prepared by Barnes Walker:
  - Landscape Layout dwg M3851-PA-01-V07
  - Biodiversity Enhancement Site dwg M3851-PA-01-V02
- Noise Impact Assessment prepared by Pace Consult.
- Crime Impact Assessment prepared by BWB.
- Ecological Impact Assessment and Bat Re-emergence Survey prepared by Arbtech.
- Biodiversity Net Gain Assessment, Baseline Habitat Condition Assessment and Metric prepared by prepared by Arbtech.
- Arboricultural Method Statement report and Arboricultural Impact Assessment sheets 1 to 3 prepared by Arbtech.
- Renewable and Sustainability Planning Report prepared by CGP.
- Heritage Statement prepared by BWB Consulting.
- Flood Risk Assessment prepared by BWB Consulting.
- Sustainable Drainage Statement prepared by BWB Consulting.
- Phase 1 and Phase 2 Land Contamination Assessment prepared by BWB Consulting.
- Transport Statement prepared by Local Transport Projects.
- Framework Travel Plan prepared by Local Transport Projects.
- Air Quality Assessment prepared by Rappor.
- Swept Path Analysis drawings prepared by Quorum:
  - Vehicle Swept Path Analysis Refuse Lorry - Option 1QPM-DR-C-910 rev P01
  - Vehicle Swept Path Analysis Fire Truck (And Ambulance) - QPM-DR-C-912 rev P01
- Stage 3 MEPH and Energy Design Proposals and ventilation drawings prepared by CGP.
- External Lighting Layout Sheets 1-2, and External Services Layout Sheets 1-2 prepared by CGP.
- Construction Environmental Management Plan (CEMP) including Local Labour Proposal, and Construction Phase Health & Safety Plan prepared by Etec Group.
- Framework Construction Waste Management Plan prepared by BWB.
- Waste Management Proforma completed by Paul Butler Asscoiates.

A fee of £12,700 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner

Appendix A – Architectural Drawings prepared by NPS

- Existing Full Site Sections 118165-NPS-ZZ-XX-D-A-0120 1:1000 A3 P04
- Existing Detailed Site Sections 118165-NPS-ZZ-XX-D-A-0121 1:500 A3 P04
- Proposed Full Site Sections 118165-NPS-XX-XX-D-A-0201 1:1000 A3 P03
- Proposed Detailed Site Sections 118165-NPS-XX-XX-D-A-0202 1:500 A3 P03
- Proposed Ground Floor Plan 118165-NPS-ZZ-XX-D-A-0300 1:200 A3 P06 P15
- Proposed Roof Plan 118165-NPS-ZZ-XX-D-A-0305 1:200 A3 P04 P05 P09
- Proposed Building Elevations 118165-NPS-XX-XX-D-A-0600 1:200 A3 P10
- Existing Site Plan 118165-NPS-ZZ-RF-D-A-0801 1:2000 A3 P09
- Site Location Plan (OS Tile) 118165-NPS-ZZ-RF-D-A-0802 1:5000 A3 P05
- Proposed GA Site Plan 118165-NPS-ZZ-RF-D-A-0803 1:2000 A3 P12