



RE: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

From Fiona Pudge <f.pudge@mcractive.com>

Date Thu 05/06/2025 08:05

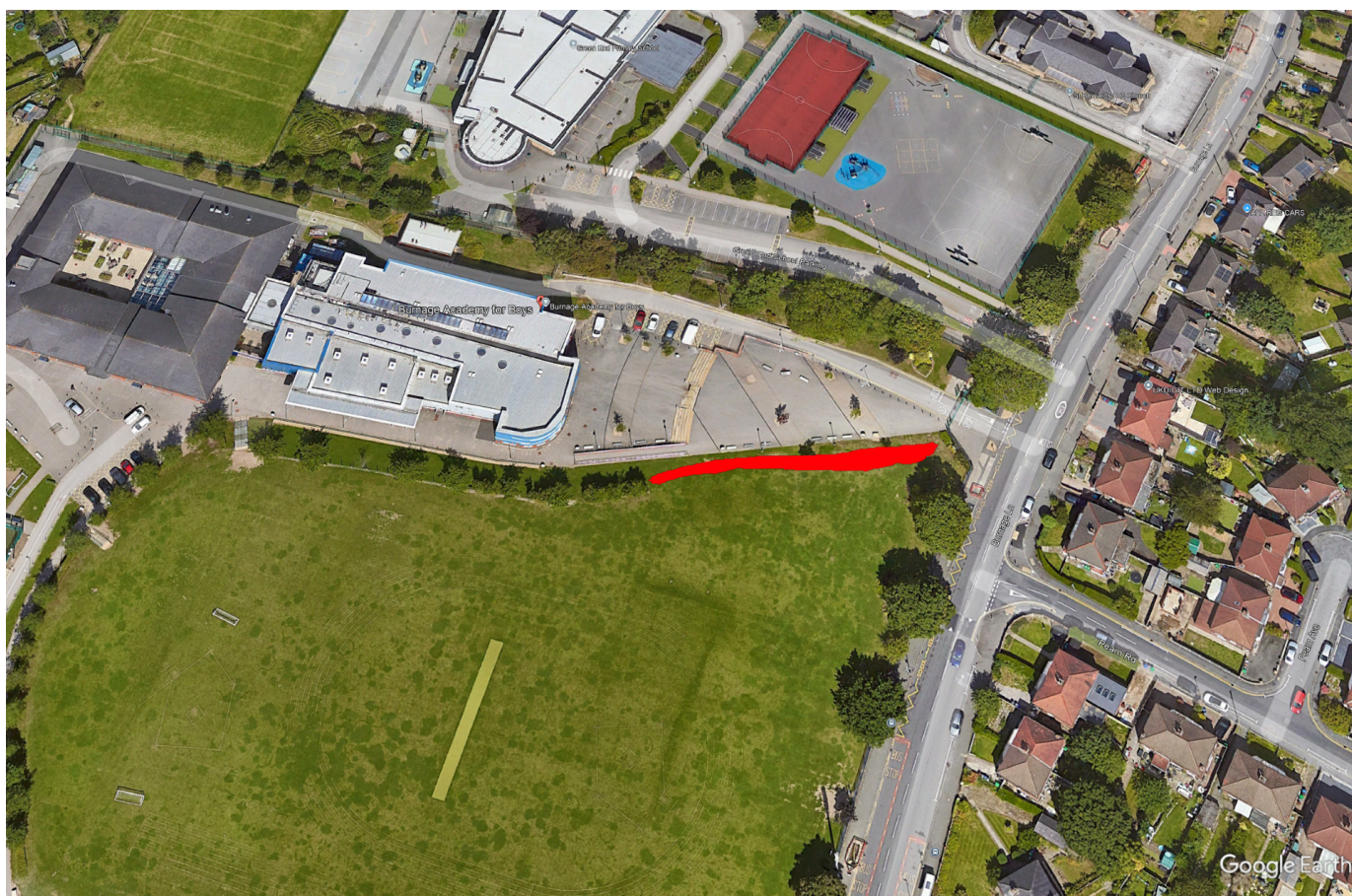
To Holly Wright <Holly.Wright@manchester.gov.uk>

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Morning Holly

Thank you for sending through the revised Habitat Management and Monitoring Plan for comment.

Given the trees will be located within a gap of existing trees as shown in the image below, Manchester Active have no concerns with this as there is no impact on the functional part of the playing field.



Kind Regards

Fiona Pudge
Capital Development Manager
Email: f.pudge@mcractive.com

Tel:+44(0)7719 070268

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From: Holly Wright <Holly.Wright@manchester.gov.uk>

Sent: 05 June 2025 07:58

To: Fiona Pudge <f.pudge@mcractive.com>

Subject: Re: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

Hi Fiona,

The school has since submitted an updated Habitat Management and Monitoring Plan which relocates the 12no. trees to the northeast of the existing playing fields, as shown on page 10 of the attached document.

The updated Habitat Management and Monitoring Plan has also been uploaded and is available to view on the portal.

Please can you advise as to whether this addresses your concerns regarding the impact of the trees on the use of the playing fields?

Thanks in advance,

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

0161 219 6381

holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Fiona Pudge <f.pudge@mcractive.com>

Sent: 29 May 2025 10:45

To: Holly Wright <Holly.Wright@manchester.gov.uk>

Subject: RE: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

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Morning Holly

I have the following comments in relation to the above discharge of condition application:

1. Condition 5 (Community Use Agreement) – this is a prior to first use of the nets condition and not a pre commencement condition as suggested by Sport England. Given this timescale Manchester Active is unclear why an application to discharge condition 5 has been submitted at this time. Manchester Active are currently working with the school to prepare a CUA ready for submission at the appropriate time.
2. Condition 12 (Habitat Management and Monitoring Plan – this is a pre commencement condition but is specifically for **off-site** provision i.e BNG on land that is outside the development site's boundary. Given the application 141577/FO/2024 provides a red line boundary that encompasses the whole of the school site and not just the area proposed for the cricket nets it is Manchester Active's opinion is that off site in this context means outside of the school boundary but on land within the schools control. Having reviewed the supporting information (BNG Draft) submitted as supporting information to 141577/FO/2024, 12 new trees are proposed although there is no plan showing the location and it is described as off-site provision. The information submitted with this application is for on site provision located on a part of the playing field that will impact the safety margins of the pitches through the initial positioning of the proposed trees and their establishment over time. Manchester Active cannot support the discharge of this condition.

Kind Regards

Fiona Pudge
Capital Development Manager
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Tel: [+44\(0\)77719 070268](tel:+44(0)77719070268)

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 23 May 2025 13:17
To: Fiona Pudge <f.pudge@mcractive.com>
Subject: Re: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

Hi Fiona,

Hope you're well,

Please see the attached consultation response from Sport England in relation to this condition discharge application.

Can you review this and advise as to whether you agree with their concerns regarding condition 12 (Habitat and Management Plan)?

Thanks in advance,

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing

Growth and Development
Manchester City Council

0161 219 6381
holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Fiona Pudge <f.pudge@mcractive.com>
Sent: 16 May 2025 07:35
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: RE: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

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Thanks for letting me know Holly.

Fiona Pudge
Capital Development Manager
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[Tel:+44\(0\)7719 070268](tel:+44(0)7719070268)

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 16 May 2025 07:30
To: Fiona Pudge <f.pudge@mcractive.com>
Subject: [EXTERNAL] Re: Planning application CDN/25/0441 consultation - Burnage Media Arts College

Hi Fiona,

Thanks for bringing this to my attention,

Having reviewed the documents on the portal, I can't find anything relating to a Community Use Agreement either. As such, we will be looking to refuse this element of the condition discharge.

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development

Manchester City Council

0161 219 6381

holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

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From: Fiona Pudge <f.pudge@mcractive.com>

Sent: 15 May 2025 20:28

To: Holly Wright <Holly.Wright@manchester.gov.uk>

Subject: Planning application CDN/25/0441 consultation - Burnage Media Arts College

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Hi Holly

I've received the above consultation, and it references condition 5 (Community Use Agreement) as one of the conditions being discharged. However, I have been unable to locate the Community Use Agreement amongst the documents on the website. Is this an oversight or has the applicant forgotten to submit the CUA?

Thanks very much

Fiona Pudge

Capital Development Manager

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Tel: [+44\(0\)7719 070268](tel:+44(0)7719070268)

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-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>

Sent: 15 May 2025 18:05

To: Fiona Pudge <f.pudge@mcractive.com>

Subject: [EXTERNAL] Planning application CDN/25/0441 consultation - Burnage Media Arts College

Please see attached consultation letter for application CDN/25/0441.

Regards,

Information, Delivery & Support Team,

Planning, Building Control & Licensing,

Manchester City Council, P O Box 532, Manchester M60 2LA

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