

Manchester City Council

FAO: Holly Wright

By email only

17th June 2025

Application Reference: CDN/25/0475

Site: DIDSBURY HIGH SCHOOL, 4 THE AVENUE, DIDSBURY M20 2ET

Proposal: Discharge of condition numbers: 4 (Construction management plan), 5 (Statement demonstrating that existing Gas Protection is not affected), 8 (Ball mitigation), 9 (Contractors Compound) from planning approval reference 142224/FO/2025

Sport England Reference: P A / 2 5 / N W / M C / 7 0 8 4 2

Thank you for consulting Sport England in respect of the details submitted under the above planning reference to discharge the above conditions of planning permission 142224/FO/2025. Sport England is providing comments in relation to conditions 4, 8 and 9.

Condition 4 (Construction Management Plan)

A third of the pitch would be fenced off with herras and chapter fencing with no ball games to be used in that area. Whilst this would protect the pitch and scaffolding it will also impact availability of use from the school and community users with a third of the pitch not usable.

This and the location of the compound are for a temporary period only throughout construction and it is noted that the documents advise any damage to the area, including line markings, will be restored to a pre-work state once the project is completed.

The information submitted is Sport England can recommend the discharge of the submission element of condition 9. The applicant is obliged to undertake the development in accordance with the submission and undertake any restoration as required as stated within.

Condition 8 (Ball Mitigation)

The condition wording states:

"Above-ground works shall not commence until full details of the design and specification of the ball stop mitigation measures have been explored, including details of management and maintenance responsibilities, have been submitted to and approved in writing by the City Council as Local Planning Authority. If such a scheme cannot be achieved, full details of those reasons shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Any approved details shall be implemented as part of the development before the development is first used and thereafter be managed and maintained in accordance with any approved details.

Reason - To provide protection for the users of the adjacent sports pitch from bounce back from potential ball strike, to reduce conflict between the building and the future use of the sports pitch, therefore safeguarding the sporting use of the adjacent sports

facilities, pursuant to policy EN10 of the Manchester Core Strategy and chapter 8 of the National Planning Policy Framework.”

Sport England in our response dated 15th April 2025 stipulated that ball strike mitigation is necessary given the likelihood of ball bounce back from the elevation or underside of the extension and advised condition wording for its provision. This differs from the final condition wording above.

The applicant has provided an explanation for not providing any ball strike mitigation within their covering letter dated 13/05/2025. This does not appear to include any formal assessment and relates to only one element of mitigation technique.

The Council will need to satisfy itself that ball strike will not result in both harm to pupils/pitch users nor the long term use of the AGP. Sport England will not be providing further comment.

Condition 9 (Constructors Compound)

Details of the location has been submitted in the Construction Management Plan dated 11/05.25. The information submitted is Sport England can recommend the discharge of the submission element of condition 9.

I hope this is of assistance, any further communication should be forwarded to planning.north@sportengland.org

Yours sincerely

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