Outlook

Re: 143023/JO/2025 | Variation of condition 6 (hours of use) to planning approval reference 132550/FO/2021 to allow the use of the artificial pitch to include weekends: No activity on the artificial turf pitch shall be permitted outside the hours of: M...

From [redacted]
Date Thu 03/07/2025 15:04
To Holly Wright [redacted]

Hi Holly

As these start times are in line with our recommendation, I have no objection to the proposal provided they are finished by 21:00hrs on Saturdays and 20:00hrs on Sundays.

Kind regards
[redacted]
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

[redacted]
Web: www.manchester.gov.uk

I work Thursdays, Fridays and alternate Wednesdays.

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From: Holly Wright [redacted]
Sent: Thursday, July 3, 2025 14:00
To: [redacted]
Subject: Re: 143023/JO/2025 | Variation of condition 6 (hours of use) to planning approval reference 132550/FO/2021 to allow the use of the artificial pitch to include weekends: No activity on the artificial turf pitch shall be permitted outside the hours of: M...

Dear [redacted],

The applicant has now confirmed that they are willing to accept a 9am start time on Saturdays and a 10am start time on Sundays.

With the above in mind, please can you advise on whether the proposal is now acceptable and if any additional noise information is required?

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

[redacted]

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: Holly Wright [redacted]
Sent: 27 June 2025 07:40
To: [redacted]
Cc: [redacted]
Subject: Re: 143023/JO/2025 | Variation of condition 6 (hours of use) to planning approval reference 132550/FO/2021 to allow the use of the artificial pitch to include weekends: No activity on the artificial turf pitch shall be permitted outside the hours of: M...

Dear [redacted],

Further to my previous email, the agent of the application has provided the following response:

"Following consultation with the Laurus Trust, they have confirmed that they would be happy to accept a 9am opening time on both Saturdays and Sundays, in line with their other sites and with Hough End Leisure Centre, which is located a short distance from Didsbury High School. For reference, we have attached the decision notice for Hough End; Condition 21 states the hours of use.

The Laurus Trust is also willing to accept an earlier closing time than suggested by Environmental Health, if this would assist with negotiations?"

With the above in mind, please can you advise on the queries sent in my previous email as well as whether you would be able to support the amended hours proposed by the agent?

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

[redacted]

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
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From: Holly Wright [redacted]
Sent: 26 June 2025 11:59
To: [redacted]
Cc: [redacted]
Subject: Re: 143023/JO/2025 | Variation of condition 6 (hours of use) to planning approval reference 132550/FO/2021 to allow the use of the artificial pitch to include weekends: No activity on the artificial turf pitch shall be permitted outside the hours of: M...

Hi [redacted],

I have relayed your feedback to the agent of the application.

Notwithstanding your previous comments, are you able to advise on the adequacy of the submitted noise report in terms of other activity associated with the pitch's extended use (e.g., the increase in comings and goings to the site, increased use of the parking area, the impact upon the new residential development approved to the northeast of the site under 135235/FO/2022).

Please can you also advise as to whether you would be in a position to support the proposed hours, subject to them being amended to be in line with the hours specified in your previous email?

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

[redacted]

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From: [redacted]
Sent: 20 June 2025 10:06
To: Holly Wright [redacted]
Subject: 143023/JO/2025 | Variation of condition 6 (hours of use) to planning approval reference 132550/FO/2021 to allow the use of the artificial pitch to include weekends: No activity on the artificial turf pitch shall be permitted outside the hours of: Monday t

Hi Holly

I have looked at the above planning application and have the following concerns:-

1. The noise assessment considers noise in the gardens of the residential properties, but no consideration has been given to the first-floor level of the dwellings. These will most likely have a direct line of sight to the sports pitch and will not benefit from any attenuation provided by the fences. An 8:30am start at the weekends would be likely to disturb residents in their bedrooms, which needs to be considered as some people like to get up later at the weekend, so this would be detrimental to their amenity.
2. We would usually advise that "no activity on the pitch/field/court shall be permitted outside the hours of: Monday to Saturday, 09:00 to 21:00, Sunday, 10:00 to 20:00.

I therefore would not want to recommend approval of this application with the current proposed hours,

Kind regards

[redacted]
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

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