

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142911/FO/2025

Date registered valid: 16 May 2025

Proposal: Installation of storage container and associated compound together with the relocation of existing container to facilitate installation of borehole, water tank and watering facilities to service adjacent pitches.

Address: Houghend Crescent, Manchester

Ward(s): Chorlton Park Ward

Applicant: Mr Kiernan Lancashire GAA

Agent (if any): Mr Sami Kamha JH Architects

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 July 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 June 2025

Standard consultations:

Printed: 30 May 2025 Expired: 20 June 2025

Neighbour notifications

Printed: 30 May 2025 Expired: 20 June 2025

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Hough End Playing Fields is a large area of open green space situated in South Manchester, bounded by Princess Parkway (A5103) and Mauldeth Road West. It is widely used for recreational sports, including Gaelic football, and supports a range of local clubs and community groups. The proposed development is located on the periphery of the existing pitches, adjacent to Houghend Crescent which is off Mauldeth Road West. Sports pitches are located to the east of the site, while GMP facilities are located to the west on the opposite side of Houghend Crescent.

The location of the site is shown below



Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Installation of storage container and associated compound together with the relocation of existing container to facilitate installation of borehole, water tank and watering facilities to service adjacent Gaelic football pitches.

Consultations & Notification Responses

Local Residents – One letter of objection has been received:

- This is a publicly protected/owned playing fields and further diminishing the only natural playing fields area in the area is adding to youths loitering and playing on the roads. How this has already began and half the fields been stripped of turf is seriously questionable if this is the work for this application. Charging members of the public for use of football pitches on a publicly owned site is scandalous. I'd like to know where profits from the public's playing fields are being spent if they continue to develop on the public's land.

Environmental Health – Suggest the imposition of a noise insulation condition.

MCC Flood Risk Management – No objections, no conditions required.

MCR Active – Manchester Active are fully supportive of the proposal to install a storage container and associated compound together with the relocation of existing container to facilitate installation of borehole, water tank and watering facilities to service adjacent pitches.

This proposal is linked to application (ref: 138671/FO/2023) approved 15/2/2024 to construct two new Gaelic Football pitches. The Gaelic Pitches and ancillary facilities associated with this application form part of the wider Hough End Masterplan and has no negative impact on any existing sports facilities or access. The proposal meets an identified strategic need identified in the Playing Pitch and Outdoor Sport Strategy (2022) and updated 2024.

Electricity Northwest Ltd (ENWL) – No objections in principle to the proposal though there are concerns about the proposed landscaping scheme and its potential impact upon existing infrastructure.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or

- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.

- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy EN 10, *Safeguarding Open Space, Sport and Recreation Facilities* – The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

Policy EN 11, *Quantity of Open Space, Sport and Recreation* – As opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities.

Manchester Playing Pitch Strategy 2022 – This identifies a deficiency from a quantitative perspective of Gaelic sports pitches to meet current and anticipated future demand and there are issues with quality, pitch specification and compliancy which require addressing in order to meet current, future and presently exported demand. It is recommended that there are suitable levels of quality and quantity of this type of provision in Manchester.

Issues

Principle of the Proposal – As the proposal would assist in the delivery and future maintenance of Gaelic football pitches for use by the local community, a deficiency identified in the Manchester Playing Pitch Strategy, there is no objection in principle to the installation of a storage container and associated compound and the provision of a borehole, water tank and watering facilities.

Residential Amenity – As there are no residential properties in close proximity to the site it is not considered that the development would have an impact on existing levels of residential amenity. Notwithstanding this, it is still considered prudent to attach a noise insulation condition (no. 3) in order to protect existing amenity levels.

Design and Siting – The design and siting of the compound and equipment cabin is considered acceptable and would be compatible with the other buildings and structures located along Houghend Crescent and elsewhere within the Hough End complex.

In addition, the use of weld-mesh fencing rather than palisade fencing is welcomed.

Landscaping – While the use of landscaping to lessen any visual impact arising from the structures is welcomed, the concerns of ENWL in respect of the impact on infrastructure is recognised. As a result, while landscaping is shown on the proposed layout drawing it is considered appropriate to require the applicant to submit a detailed landscaping plan via a condition (no. 4) in order to allow ENWL to fully assess any impact.

Visual Amenity – Given the design and siting of the proposal, as well as the intention to screen it with planting, it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed along this section of Houghend Crescent.

Pedestrian and Highway Safety – Given the nature of the proposal it is not considered that the development would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Houghend Crescent.

Drainage – The site is in Flood Zone 1 and as such there are no drainage or flood risk concerns associated with the scheme.

Concerns of the Local Resident – The building work referred to by the objector is actual work on the Gaelic football pitched approved under application 138671/FO/2023.

Other Legislative Requirements

Equality Act 2010 – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and supporting information:

- a) DESIGN AND ACCESS STATEMENT, received on 9 May 2025
- b) LB01-P-AP1.01 - LOCATION PLAN, received on 9 May 2025
- c) LB01 AV.01 - PROPOSED ELEVATIONS, received on 9 May 2025
- d) SK.01 - EXISTING AND PROPOSED PLAN, received on 16 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the commencement of above ground works, an insulation scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the development hereby approved a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

4) Notwithstanding the details shown on drawing no. SK.01 - EXISTING AND PROPOSED PLAN, received on 16 May 2025, prior to the commencement of above ground works, a detailed landscaping scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Informatives

1) Electricity Northwest Ltd - The applicant should also be advised that great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of our apparatus (whether above or underground) should be referred to two relevant documents produced by the Health and Safety Executive (available from The Stationery Office Publications Centre and The Stationery Office Bookshops), and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services

GS6 - Avoidance of danger from overhead electric lines

ENWL offer a fully supported mapping service, providing up to date information about the location and status of our apparatus.

It is advisable that the developer and/or their contractors make contact with ENWL as soon as reasonably practicable to discuss the location of our assets and their proposals, to ensure there is no unnecessary delay to any works they wish to carry out.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Parks & Events
Environment Agency
MCR Active
Electricity Northwest
Chorlton Scouts Activity Centre, 1 Houghend Crescent, Manchester, M21 7TL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA