



RE: [EXTERNAL] Fw: 142311/FO/2025 - MCR Active Response

From [REDACTED]
Date Wed 21/05/25 9:41 AM
To Steven Mccoombe <[REDACTED]>

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Morning Steve

Thank you for sending the additional information for review.

To inform the full contribution to be secured via s106 agreement I need all costs **inclusive of VAT** and the 10 year maintenance costs. I also need the findings of the Ballstrike Risk Assessment and any associated mitigation costs that may incur.

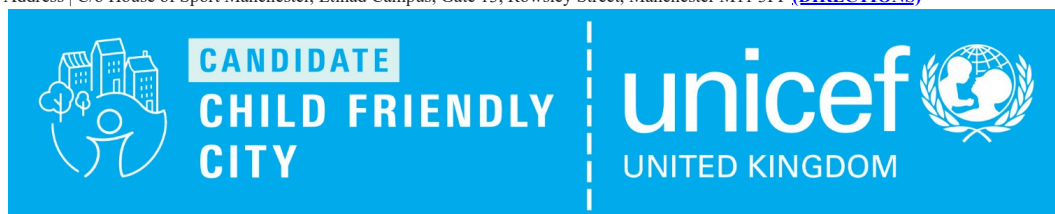
As previously advised it is the Council who will be delivering, managing and maintaining the pitch and we need to make sure all associated costs to deliver the project have been factored in. We are unable to support a mitigation proposal that results in costs to the Council.

Kind Regards

[REDACTED]
Capital Development Manager
Email | [REDACTED]
Telephone | [REDACTED]

Please note my working days are Tuesday to Friday

Address | C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF ([DIRECTIONS](#))



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From: Steven Mccoombe <[REDACTED]>
Sent: 13 May 2025 15:17
To: [REDACTED]
Subject: [EXTERNAL] Fw: 142311/FO/2025 - MCR Active Response

Hi [REDACTED]

Please see below response from the applicant following your comments in relation to the above application.

I would be grateful for your further comments.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 13 May 2025 3:09 PM
To: Steven Mccoombe <[REDACTED]>
Cc: [REDACTED]
Subject: 142311/FO/2025 - MCR Active Response

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Hi Steve

In response to MCR Active, the Applicant has provided the attached documents and also updated the table below, including the costs which they have been able to confirm.

This table includes a 13.5% management fee for MCR Active (this is same % fee applied on Wilbraham Rd).

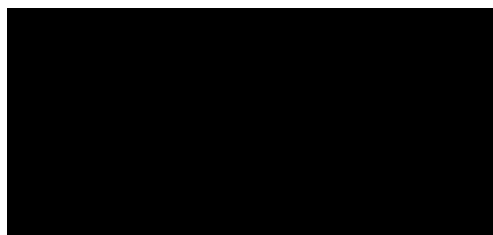
Can this please be shared with MCR Active to comment on the planning budget and their management fee?

Cringle Playing Fields - proposed cricket pitch		
Included - capital works and year 1 maintenance		costs ex vat
Natural turf Cricket wicket construction (including irrigation)		£38,000.00
12 month maintenance period - year 1		£17,000.00
Non-turf cricket wicket (artificial) £10,000.00		£10,000.00
	Sub Total	£65,000
Professional Fees (planning; project management etc)		costs ex vat
Planning Consultant	Prepare the planning application and submit	£3,325
Architect	Site location plan and site layout	£1,200
Ecology / BNG Reporting -	Measure baseline BNG and scheme scoring of any BNG change	£2,000
Highway technical Note	High level note, focusing on access by public transport	£1,500
Phase 1 site environmental report		£1,000
Detailed design of the cricket field and square	STRI fee	£6,850
Construction Monitoring	STRI fee	£5,750
Planning application fee		£350
	Sub Total	£21,975
10 year maintenance		costs ex vat
10 year maintenance strategy	STRI commissioned - report due mid May	
10 year maintenance contribution	STRI commissioned - report due mid May	tbc
Water supply to the square	STRI commissioned - report due mid May	tbc
		£0
	Total Costs	£86,975.00
	Mcr Active management Fee - 13.5% of costs	£11,741.63
Utility Search	Cornerstone report attached	
Ball Strike Assessment	Labosport commissioned - report due mid May	

The 10 year M&M costs are anticipated over the next week and will be shared in due course.

Kind regards

[Redacted]



3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Asteer Planning has recently moved offices and our new address is above, we look forward to welcoming you to our new city centre location

Asteer Planning LLP [Legal Disclaimer](#)

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