

Manchester City Council

FAO: Holly Wright

By email only

5th June 2025

Application Reference: CDN/25/0441

Site: BURNAGE ACADEMY FOR BOYS, BURNAGE LANE M19 1ER

Proposal: Discharge of condition numbers: 4 (Construction Management Plan); 5 (Community Use Agreement), 7 (external lighting scheme), 9 (Maintenance Management Scheme), 10 (Drainage scheme), 11 (Drainage Management), 12 (Habitat and Management plan), 13 (Car and cycle management plan) from planning approval reference 141577/FO/2024.

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

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 141577/FO/2024. Sport England is providing comments in relation to conditions 4, 5, 7, 9, 10, 11 and 12.

Our latest response in relation to condition 12 is shown in highlighted text below.

Sport England has assessed the submitted documents and has sought the advice of the Football Foundation and the England and Wales Cricket Board (ECB) – (the relevant National Governing Body's for sport) in providing the following comments with specific regard to condition information. The ECB have raised no objection; however the Football Foundation have comments in relation to the discharge of conditions 7 and 10.

Condition 5 (Community Use Agreement)

However, the Council is aware that the LPA have discussed with MCR Active amending the existing Community Use Agreement with the intention of working with the school and Lancashire Cricket Foundation to ensure that the existing Community Use Agreement is amended to include the new cricket facility accordingly. However, the condition requires those details to be submitted pre-commencement.

No information has been submitted therefore Sport England cannot recommended for discharge of condition 5 at this time.

Condition 7 (external lighting scheme)

Comments from the Football Foundation:

- *There appears to be no information provided detailing lighting scheme.*

No information has been submitted therefore Sport England cannot recommended for discharge of condition 7 at this time. It is noted that this condition requires

submission at the pre-use stage.

Condition 10 (Drainage Scheme) & Condition 11 (Drainage Management Scheme)

Comments from the Football Foundation:

- *Condition 11 appears to be a pre-use condition following on from Condition 10, however a detailed drainage scheme has not been submitted in relation to Condition 10, merely a description of the material used in the surface drainage. It is not clear whether a pipe drainage system is proposed or not, i.e. natural drainage. Full understanding of the drainage scheme is required to determine any potential detrimental effects on the adjacent grass playing field with football pitches*

The information submitted is insufficient therefore Sport England cannot recommend the discharge of conditions 10 & 11 at this time.

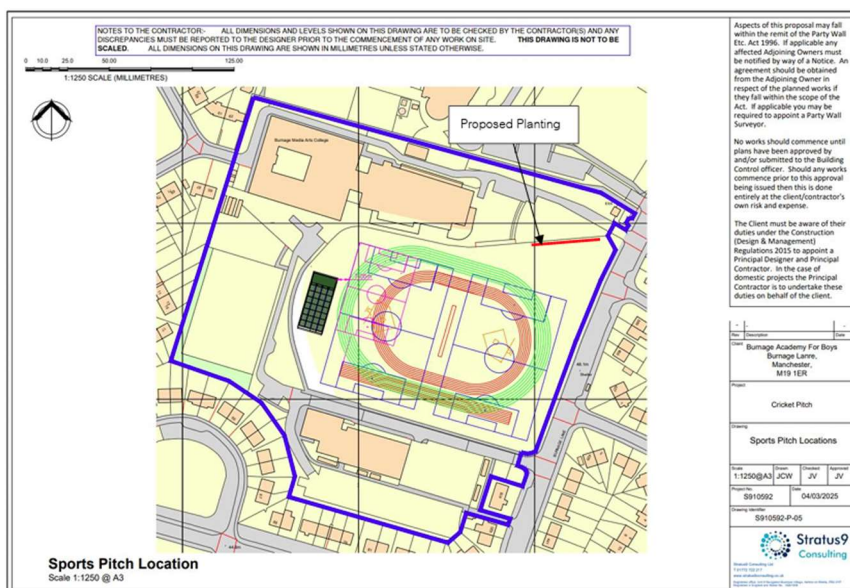
Condition 12 (Habitat and Management Plan)

This condition refers to off-site biodiversity measures only:-

"Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan of the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority."

The applicant has submitted a Habitat Management and Monitoring Plan – Rev A – 2025, which has amended the early proposal and now indicates planting on northeastern edge of the playing field – shown as a red line on drawing included as Appendix 2 in the document:-

Appendix 2: Site Plan – Proposed Planting



Whilst still on playing field, Sport England is prepared to take a pragmatic view in considering that tree planting at the very edge will have minimal impact on its use

and will not hinder the marking out of pitches in future.

However regardless of this, the condition wording **requires the BNG to be provided off-site**, therefore Sport England cannot recommend the discharge of condition 12 at this time. The LPA should consider advising the applicant to vary condition 12 as it is their clear intention to provide BNG on site.

Conclusion

Therefore, in view of this Sport England **objects** to the submission elements of conditions 5, 7, 10, 11 and 12 being discharged at this time and directs the applicant to the comments above and requirements of the National Governing Body's for sport therein.

Sport England does not object to the discharge of the submission elements of conditions 4 & 9.

Further submissions should be forwarded to planning.north@sportengland.org

Yours sincerely

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