



D&A WITH PLANNING STATEMENT

MANLEY PARK

SAND DRESSED SYNTHETIC TURF PLAYZONE

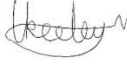
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LABOSPORT

D&A WITH PLANNING STATEMENT - MANLEY PARK – SAND DRESSED SYNTHETIC TURF PLAYZONE

CLIENT	Football Foundation	SIS UK Ltd
SITE ADDRESS	Manley Park Sports & Community Centre York Ave Whalley Range Manchester M16 0AS	
CLIENT CONTACT	Calum Woods	Hayley Wilson

DOCUMENT NUMBER	LSUK.24-0478_DAS	
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SUMMARY OF PROJECT	Labosport Ltd have been commissioned by SIS UK Ltd to act as the planning agent for The Football Foundation for the refurbishment of existing synthetic turf MUGA into a new Sand Dressed Synthetic Surfaced PlayZone at Manley Park.
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CONTENTS	Section 1 – Non-Technical Summary	2
	Section 2 – Introduction	3
	Section 3 – Design and Access Statement	4
	Section 4 – Site Surveys Undertaken	10
	Section 5 – Planning Statement	12
	Section 6 – Conclusions	16
	Appendix A – Photographs	17

Section 1 – Non-Technical Summary

General Information	
GENERAL INFORMATION ON PLAYZONE SCHEME	Through consultation, Manley Park was chosen as a site that would benefit from the construction of a PlayZone facility. The PlayZone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces. The purpose of the PlayZone Scheme is to invest in areas with the greatest need, with the aim of encouraging specific priority groups to be more active. The specific priority groups that The Football Foundation wished to prioritise as part of this scheme are: Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. Further information about The Football Foundation – PlayZone Programme can be found at: https://footballfoundation.org.uk/playzones-programme
SUMMARY OF PLANNING APPLICATION	This Design and Access Statement wishes to provide an overview for the proposed plans for creation of a PlayZone at this site. The PlayZone will include the following core features: • Synthetic Turf Surfaced Area • Perimeter Fencing • LED Floodlighting • Sports Equipment • Spectator Area and Ancillary Equipment This planning proposal should not be relied upon in isolation to the other documents provided within the planning pack and additional documents / drawings related to this planning application are detailed in the Planning Register (LSUK.24-0478_REG). The area where the PlayZone is proposed to be developed is on is an existing synthetic turf surfaced multi use games area (MUGA). It is proposed that the PlayZone would provide better quality recreation / sporting provision on the area. To ensure that the facility is sustainable for the future and provides maximum benefit to the community it is proposed to install a new fencing system and installation of LED lighting provision. The new fencing system will replace the existing fencing.

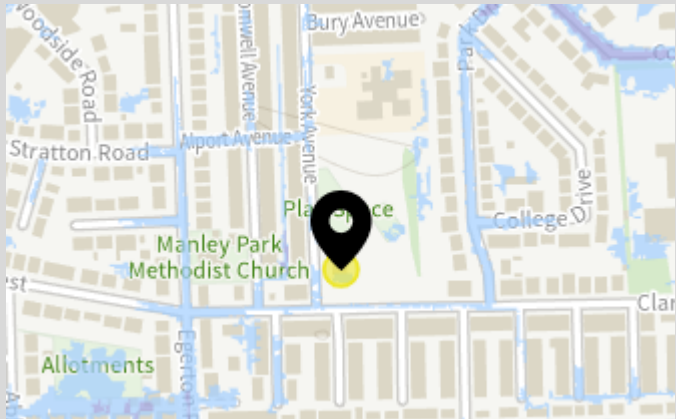
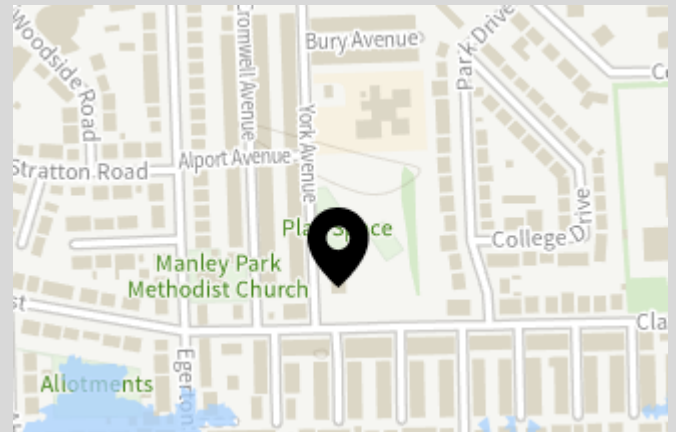
Section 2 – Introduction

Introduction	
INTRODUCTION	Labosport have been commissioned by SIS (UK) Ltd / The Football Foundation to act as the planning agent for several proposed PlayZones, a new capital investment programme which aims to create outstanding sports and activity spaces and tackle inequalities in participation around the country. This document describes the project aspirations and the illustrates the proposal for: The Construction of a Football and Netball PlayZone at Manley Park This document has been produced within a recognised and structured format, to allow the Local Planning Authority to consider and grant full planning permission for the development.
DEVELOPMENT LOCATION	Manley Park Sports & Community Centre York Ave Whalley Range Manchester M16 0AS
APPLICANT	Hayley Wilson – Commercial and Operations Manager Units 1-2 Bestwood Road Brookhill Ind Estate Pinxton Nottingham NG16 6NT
PLANNING AGENT	Matthew Druce – Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW
PROPOSAL DESCRIPTION	The construction of a Football and Netball PlayZone at Manley Park, including synthetic turf surface upgrade of fencing to twin bar panel fencing, installation of LED floodlighting, and ancillary equipment.

Section 3 – Design and Access Statement

Design and Access Statement	
DESIGN AND ACCESS STATEMENT REQUIREMENTS	This design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this particular project, demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making to ensure quality, sustainability and inclusiveness within the existing site context. Having followed planning policy recommendations and published technical guidance, we believe this proposal is based upon best design practices for the type of facility / use.
SITE LOCATION	The location of the proposed PlayZone is shown below: Manley Park, York Ave, Whalley Range, Manchester, M16 0AS 
PROPOSED LOCATION	

Flood Risk Assessment

FLOOD RISK ASSESSMENT GENERAL	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at https://check-long-term-flood-risk.service.gov.uk/risk
SURFACE WATER FLOOD RISK	Low Risk 
RIVERS AND SEA FLOOD RISK	Very low risk 
RESERVOIRS FLOOD RISK	There is a risk of flooding from reservoirs in this area.
GROUNDWATER FLOOD RISK	Flooding from groundwater is unlikely in this area.

The construction layers have been determined following surveys of the existing construction make-up of the area, to dictate what levels of works were required to produce a suitable base for the PlayZone facility. The proposals and quantities above have been suggested to ensure that the facility is built in line with relevant construction technical data for these types of facility, to ensure the PlayZone is built to a high standard at the outset and will remain a high-class facility for years to come.

SURFACE LAYER	The proposed surface layer is a Sand dressed synthetic turf layer on an in-situ shockpad layer. The facility will be tested upon completion, with the surface required to meet EN 15330-1. The surface will have markings for recreational Football and Netball specific applications. The Football Association and the England Netball have agreed that for a Football & Netball PlayZone a sand dressed synthetic turf layer would be an acceptable surface type. The Community Engagement feedback received has therefore been used to dictate the design of the construction for this site.
PERIMETER FENCING	This PlayZone has been designed to include 3.0m high (rising to 4.0m high at the ends) twin bar panelled fencing around the footprint of the PlayZone, with double rebound mesh to the bottom 1.2m of fencing. The PlayZone has been designed to include 2Nr user entrance / exits, including 1Nr double gate entrance and 1Nr single gate (with additional gates for storage container). These gates are proposed to work on an electronic access system, which will provide access (and floodlighting) to users that have booked the use of the facility via a code. The fencing is designed to be 'RAL 6005 – Moss Green' colour around the perimeter of the PlayZone, with a 'RAL 9016 – White' colour to the goal area. Labosport have provided associated drawing showing the scale and location of the proposed fencing. Fence heights have been designed as per the Football and Netball fencing requirements for a PlayZone. The gates are as per relevant access guidance for facilities of this nature. The proposed electronic access system is in line with PlayZone facility requirements. Fencing colour scheme has been designed to minimise the visual impact of the PlayZone on the local surroundings where possible. Labosport have included an indicative photo below of the proposed fencing system. <i>(please note this is a visual aid, and its inclusion is to provide an image of the general appearance of the proposed fencing system, and therefore should not be taken as 'scaled')</i>  Please note: There is an existing fencing system to be removed as part of this project, as shown in Appendix A.

LED FLOODLIGHTING SYSTEM

This PlayZone has been designed to include 6.0m high fence fixed LED Floodlighting System, consisting of 1Nr fence fixed luminaire in each corner of the PlayZone (4Nr luminaires total).

The lighting has been designed to meet the following performance requirements:
Average Lux = 120Lux
Uniformity = 0.65

Labosport have provided associated drawing showing the scale and location of the proposed floodlighting system. A lighting design also accompanies this planning application.

The floodlighting has been designed as per the Football and Netball lighting requirements for a PlayZone.

The floodlighting design meets the requirements for light spillage detailed in the Institute of Lighting Professional's document Guidance Note 01/20 – Guidance note for the reduction of obtrusive Light, For the environmental zone in which the facility is located, in respect of Maximum Values of Vertical Illuminance on properties, the limits for the luminous intensity of bright luminaires, the Maximum values of upward light ratio, and maximum values of upward flux ratio of installation.

The design of the floodlighting system has been undertaken with due consideration of the details contained in the Institute of Lighting Professional's document Guidance Note 08/18 – Bats and Artificial Lighting in the UK. Which include: -

- Avoidance of lighting on key bat habitats or features present.
- Apply mitigation methods to reduce lighting to agreed limits in other sensitive locations (section 3 of the ILP document).
- Where particular sites are identified as having features which may be used by bats then consideration has been given to reducing the colour temperature of the luminaires to 3000 Kelvin as recommended in the ILP Guidance Note.

The floodlighting system will have the following switching features: -

- The lighting will come on when the facility is in use after dusk.
- The lighting will have an automatic cut off switch at 10pm every night.



EQUIPMENT	<u>Goals</u> This PlayZone has been designed with 1Nr fence incorporated goals at each end of the site. <u>Netball Hoop Systems</u> This PlayZone has been designed with a total of 2Nr Netball Hoops <u>Benches</u> This PlayZone has been designed with 2Nr benches incorporated within the spectator area for people who are not inside of the fenced footprint of the facility. <u>Waste Bins</u> This PlayZone has been designed with 2Nr waste bins incorporated within the spectator area for people who are not inside of the fenced footprint of the facility. <u>Electronic Access System</u> This PlayZone has been designed with electronic access system, as per design requirements of a PlayZone facility, to provide bookable access to potential users of the facility. <i>(in line with feedback received from potential user groups detailing that bookable access provides an element of safety of use of outdoor facilities in comparison to unbookable facilities)</i>
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Section 4 – Site Surveys Undertaken

National Planning Policies	
The following surveys have been undertaken, to provide information relevant to developing the design proposals. The key findings along with comments associated to the development have been added below:	
GROUND INVESTIGATION	Ground conditions comprised Topsoil to a typical depth of 0.3m bgl outside of the existing pitch. Within the existing pitch, ground conditions comprised artificial turf onto Made Ground of sand, then gravel subbase. Glaciofluvial Sheet Deposits were observed underlying Topsoil and Made Ground in all exploratory positions beyond the maximum excavation depth of 1.2m. Glaciofluvial Sheet Deposits are considered to be impermeable for the purposes of drainage design. Existing subbase exhibited permeability. Alternative means of stormwater disposal will need to be considered. Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a public open space park
DRAINAGE STRATEGY	The hierarchy of drainage options defined in the Planning Practice Guidance for 'Flood Risk and Coastal Change' is considered. As per the ground investigation, drainage by soakaway into the ground is not deemed viable. Secondly there are no existing watercourses within the site vicinity. Therefore, it is proposed the existing IC chambers for the community centre building will offer a viable outfall for the PlayZone development. The PlayZone drainage system will be restricted to greenfield runoff rates. Drainage calculations show that the PlayZone provides adequate attenuation for all storm events up to and including the 1 in 100 year + 45% events. The report concludes that the developed site will not contribute further to flood risk and therefore satisfying the requirements of the National Planning Policies Framework.
PRELIMINARY ECOLOGICAL ASSESSMENT	No notable or Habitats of Principal Importance are located within the site boundary. The most notable features located adjacent to the site comprise of scattered mature boundary trees. The trees adjacent to the site provide ecological value and potential to support wildlife including nesting birds and foraging/commuting bats. The amenity grassland also provides some foraging opportunities for small terrestrial mammals. Whilst the proposed development has the potential to adversely impact ecological features, it also presents opportunities to deliver new or enhanced habitats and benefits to biodiversity. The proposed floodlighting should be designed in accordance with best practice guidance relating to lighting and biodiversity. Examples of this include using LED fittings, directional lighting to reduce spill and timing controls. Safeguards and appropriate working practices should be employed throughout the works to minimise adverse effects on biodiversity and ensure compliance with UK Wildlife Legislation.

PRELIMINARY ARBORICULTURAL ASSESSMENT	A full arboricultural survey has been undertaken, assessing the species and status of all trees present. A desk-based study revealed that no trees adjacent to the development area are affected by tree protection orders, conservation area or ancient woodland constraints. The onsite assessment identified one group of trees. The group of trees – European lime – were considered to be of high quality and categorised as retention category A. The trees formed a dominant landscape feature providing significant arboricultural amenity value to the area due to the trees fair condition, mature age class, and prominent location adjacent to the park and the public highway. Although the trees were outside of the assessment area they were deemed to be with influencing distance of the assessment and as a result a potential constraint to any future development. <u>The retention of the trees across the site is considered a priority, and therefore will not be removed as part of the development.</u> As it is predicted the roots of the adjacent trees may intersect the development boundary, care will be needed when stripping topsoil in these locations. A previous planning application (<i>LPA Ref: 135396/FO/2022</i>) for a full-size sports hall building in this location predicted due to the species, age and condition of the trees that a development would not have a detrimental impact on the safe useful life expectancy of these trees.
BIODIVERSITY NET GAIN METRIC AND CALCULATIONS	A Biodiversity Metric Assessment associated with the proposed development at Manley Park has been completed. An on-site baseline of 0.06 habitat units is shown within the metric and it is calculated that the development will result in an 12.86% habitat unit gain. The increase in biodiversity will be achieved by creating an area of more species rich grassland in good condition to the southwest of the new sports pitch. This will have at least 6 to 8 species per m² and be managed to maintain species diversity and a varied sward structure, with at least 20% of the grass being above 7 cm in height and 20% below 7 cm in height.

Section 5 – Planning Statement

National Planning Policies	
GENERAL	The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Labosport have highlighted what they feel to be <u>some relevant</u> National Planning Policies in regard to this particular development, and how Labosport have addressed each policy within the design stage of this facility below. <i>The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.</i>
8) PROMOTING HEALTHY AND SAFE COMMUNITIES	Par 96 – Planning Policies and decisions should aim to achieve health, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. <i>The proposed development has been designed to provide sports provision to the local area. Labosport therefore feel the proposals are aligned to Paragraph 92 of the NPPF in particular the provision of sports facilities.</i> Par 98 – To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community <i>The proposed development has been designed to provide access to sporting provision including The Football Foundations core objectives of the PlayZone Scheme of identifying targeted priority groups including Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. Labosport therefore feel the proposals are aligned to Paragraph 93 of the NPPF in particular the provision of a social and recreational facility for sporting use, which would aim to improve health and social well-being for all sections of the local community.</i>

	Par 103 – Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. The proposed development has been designed to provide a high-quality space for sport and physical activity to the local area. Local planning policies and community engagement show a need for this development. Par 104 – Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The proposed development has been designed to have little impact on the existing sporting provisions on the site as the proposed surface would be suitable for a large number of recreational activities.
12) ACHIEVING WELL-DESIGNED PLACES	Par 131 – The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. For every aspect of the design, materials have been suggested that are in keeping with usual typical build construction / appearance / formats for sporting applications. Labosport therefore feel the proposals align with Paragraph 131 of the NPPF in regard to the creation of high-quality sustainable facilities. Par 135 – Planning policies and decisions should ensure that developments: a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users The design will produce a high-quality facility, with suitable construction make up for the lifetime of the development. Labosport therefore feel that the area has been designed to be visually attractive in keeping with usual design appearances, and creates a facility that is safe, inclusive and accessible to the public.
14) MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE	Par 162 – Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

The proposed development of a PlayZone facility is to provide an area for the public to undertake healthy activity, with a minimum impact on the environment now and into the future.

Par 168 – When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate

The proposed development and its design offer a suitable solution to minimising any flood risk to either the facility or the surrounding environment.

Par 176 – Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments (explained in italics below):

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 & 3. In Flood Zone 1, an assessment should accompany all proposals involving:

- Sites of 1 hectare or more (10,000m²)
- Land which has been identified by the Environment Agency as having critical drainage problems
- Land identified in a strategic flood risk assessment as being at increased flood risk in future
- Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

As the development is under 1000m², a Flood Risk Assessment for a facility in Flood Zone 1 is not required.

Local Planning Policies

GENERAL	Labosport have highlighted what they feel to be the <u>most relevant</u> Local Planning Policies in regard to this particular development, and how Labosport have addressed each policy within the design stage of this facility below. <i>The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.</i>
APPLICATION CONSIDERATIONS	<u>Manchester City Council – Manchester Core Strategy 2012-2027</u> 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. According to policy EN 10 in the Manchester Core Strategy, proposals will be supported where equivalent or better replacement sport and recreation facilities will be provided. As the planned development is designed to upgrade the existing facility by providing a bigger and better playing surface, allowing longer and better hours of use for the local community, boosting the physical and mental well-being of a wide range of people we therefore feel this application should be supported in regard to this local planning policy. <u>Places for Everyone Joint Development Plan</u> Policy JP-P7: Sport and Recreation A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by: 3) Requiring new development to provide new and/or improved existing facilities commensurate with the demand they would generate. 4) Locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity 6) Encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible The PlayZone facility has been designed to maximise potential demand in the local community for sport and recreation activity whilst minimising any negative effects to nearby residential buildings. The facility will offer improved sport/recreation activity in both an educational setting as well as providing space for local community benefit. We feel the application should be supported as it has been designed in line with local planning policies.

Section 6 – Conclusions

Conclusions

Labosport believe the development of a PlayZone in the proposed location will provide a high-quality sporting and activity space. The development aims to tackle inequalities in participation in sport and activity in the area.

The proposal would be of considerable benefit to the local community groups, through the upgrading of a poorly conditioned facility for a new PlayZone.

The new facility has been designed with the aim of minimising impact to local residents / environment where possible, with drainage / fencing / floodlighting / access all designed with construction best practices in mind.

Given the proposals is a refurbishment of an existing fenced and floodlit facility, we recommend the proposals being requested are not a dramatic adjustment in the existing visual appearance of the facility, more a reasonable refurbishment including future proofing of the facility via using high quality materials for the components suggested, and therefore the proposal is likely to receive positive comments from consultees.

Appendix A – Photographs

Site Overview	Site Overview
	
Southern Area for Extension and Biodiversity Enhancement	Southern Area for Extension and Biodiversity Enhancement
	
Eastern Area for Extension	Existing Artificial Turf Area
	