

RE: App: 142311/FO/2025 - Former Burnage Cricket Club - Manchester Active Comments

From [REDACTED]
Date Fri 3/28/2025 2:16 PM
To Jennifer Connor [REDACTED]
Cc Steven Mccoombe [REDACTED]

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Hi Jen

Thank you forwarding on the STRI Agronomy Report for Cringle Playing Field.

However, it was that report that prompted the issues and additional information required in my email below of 27th March. In summary, I require the elements in the excluded column to be provided.

The table below was sent to the applicant identifying the additional costs that need to be accounted for. This is required to inform a s106 contribution and ensure the mitigation is deliverable.

Included	Excluded (with cost TBC)
Natural turf Cricket wicket construction (including irrigation) £38,000.00	10 year maintenance contribution
12 month maintenance period £17,000.00	Water supply to the square
Non-turf cricket wicket (artificial) £10,000.00	Utility Search
	*Ball Strike Assessment
	Professional Fees (planning; project management etc)

*Please note if the Ball Strike Assessment identifies a need for ball strike fencing/netting the developer will need to include that in the costs.

Until the information above has been submitted and agreed with MCC Parks Team, as the mitigation delivery team, then Manchester Active are unable to support this proposal.

Kind Regards



Capital Development Manager

Email | [REDACTED]

Telephone | [REDACTED]

Please note my workings 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: [REDACTED]
Sent: 27 March 2025 16:45
To: Steven Mccoombe [REDACTED]
Subject: App: 142311/FO/2025 - Former Burnage Cricket Club - Manchester Active Comments

Dear Steven

Thank you for consulting Manchester Active on the above application.

Summary: Although Manchester Active are supportive of creating a new Cricket Pitch at Cringle Playing Fields there is insufficient information submitted to demonstrate the mitigation is deliverable. The full costs for mitigation need to be submitted and secured via a s106 agreement. At present not all costs have been presented so it is unknown whether those costs will enable Manchester City Council to deliver the project in its entirety with a 10 year maintenance cost included. The applicant are required to submit the full costs to be agreed with Manchester City Council Parks team. Manchester City Council cannot fund any shortfall in the mitigation delivery costs.

Background

Burnage SSC (Burnage) is not currently accessible by third parties and is identified as a disused site in Manchester Playing Pitch and Outdoor Sport Strategy (PPOSS) and subsequent Annual Monitoring Report (2023). The existing deficiency of pitches would be exacerbated further unless a quantitative and qualitative replacement is secured and implemented. Manchester PPOSS identifies all disused sites as playing fields to be protected from development to meet current unmet demand or to meet future demand to 2031. This is set out in the 2022 PPOSS:

“Strategic Recommendation (a) protection of sites. Includes Disused Sites p.58

Disused sites will also be considered in accordance with Sport England’s policy exceptions. They provide a potential solution to reducing any identified shortfalls.”

On this basis Manchester Active has been engaged in pre application discussions with the applicant and the England and Wales Cricket Board, Lancashire Cricket Foundation, and Manchester City Council Parks Team to mitigate the loss.

Mitigation

A site options appraisal was carried out within a 20 minute cycle time of Burnage SSC to identify potential mitigation sites. No non playing field sites were identified that could accommodate approximately 1ha of new playing field land, specifically a cricket pitch. Therefore, existing playing fields were identified where areas of non functional playing field exist within the site. Cringle Playing Fields was identified as the preferred option as there is a large swath of playing field with significant known drainage issues. However, to demonstrate the land is not currently functional playing field and significant works are required to bring the land into functional use, an Agronomy Report was required.

The applicant commissioned the Agronomy Report which showed £65k of capital works are required. However, Manchester Active and Manchester City Council Parks Team identified other costs within the Agronomy Report that has not been accounted and would affect deliverability. The table below was sent to the applicant identifying the additional costs that need to be accounted for.

Included	Excluded (with cost TBC)
Natural turf Cricket wicket construction (including irrigation) £38,000.00	10 year maintenance contribution

12 month maintenance period £17,000.00	Water supply to the square
Non-turf cricket wicket (artificial) £10,000.00	Utility Search
	*Ball Strike Assessment
	Professional Fees (planning; project management etc)

*Please note if the Ball Strike Assessment identifies a need for ball strike fencing/netting the developer will need to include that in the costs.

Conclusion

Manchester Active are unable to support the proposal at this time until the full costs of the mitigation delivery are submitted and agreed with Manchester City Council Parks Team to ensure deliverability. The agreed cost will need to be secured via a s106 agreement with a trigger point of payment prior to commencement of development.

Manchester Active and Manchester City Council Parks Team are disappointed that the applicant did not agree the mitigation in full prior to submitting this application. The applicant was advised that Manchester Active and Manchester City Council needed the opportunity to consult with Members and the local community to ensure the mitigation is fully supported by all parties prior to an application being submitted.

Kind Regards



Capital Development Manager

Email | [Redacted]

Telephone | [Redacted]

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