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Your ref:

Our ref: 2022-06-16

Date: 04 July 2022

BY PLANNING PORTAL ONLY

Dear Dave

**RESUBMISSION: RETENTION OF EXISTING 50 SEAT SPECTATORS STAND FOR A TEMPORARY 5 YEAR PERIOD
WEST DIDSBURY AND CHORLTON AFC, BROOKBURN ROAD, CHORLTON, M21 8FE**

PLANNING PORTAL REFERENCE: PP-009994598

I write further to our various exchanges of emails and discussions regarding the above matter and as agreed, I submit a revised planning application in relation to the existing spectator stand which is in situ at the ground of West Didsbury and Chorlton Amateur Football Club (WD&C AFC).

As previously agreed, once the enclosed planning application has been formally registered by Manchester City Council, I confirm we will then be in a position to withdraw the current (pending) planning application (application reference 124332/FO/2019) and I will confirm this in writing as soon as we receive the Council's validation letter for the new application to which this letter relates.

The Application

I confirm the enclosed planning application is accompanied by the following documents which have all been submitted electronically via the Planning Portal:

- Completed application forms and certificates.
- Location Plan.
- Existing Site Plan – indicates the location in which the stand will remain.
- Details of the stand, comprising photographs and specifications.
- This Covering Letter.

The appropriate planning application fee is £234.00 plus the administration fee payable to the Planning Portal. The applicant has been nominated to pay these monies.



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Background

As the case officer for the pending planning application, you are fully apprised of the reasoning behind the requirement to submit this current planning application, however for the benefit of others who may read this Covering Letter, I shall set out in brief the history.

Firstly, temporary planning permission was granted on 29 October 2013 for a 50 seat spectator stand (application reference 103339/FO/2013/SI). Planning permission was granted for 3 ½ years (or to cover three football seasons) until 30 April 2017 to enable the club to use the stand as a temporary measure until a more permanent structure (which was the subject of a separate planning permission) is constructed.

At the end of that temporary period, the Club was not in a position to construct the permanent structure but still needed to retain the temporary stand to provide the requisite seating to meet the standards set out by the Football Association (FA). The Club therefore sought another temporary planning permission and on 26 October 2016 the Council granted that temporary planning permission (temporary for 3 ½ years) for the retention of the same stand (application reference 114274/FO/2016).

For the purposes of clarification, the subject spectator stand was named the Rob Turley stand in honour of Rob who was instrumental in supporting and raising the profile of the Club and improving the facilities at Brookburn Road.

In October 2019 Hourigan Connolly submitted a planning application for the relocation of the existing 50 seat spectators stand and the erection of an additional 50 seat spectators stand (application reference 124332/FO/2019). This application remains pending and as the case officer for this application, you are familiar with the details. As we have previously discussed, the Council expressed concerns with that pending application and whilst we, on behalf of the Applicant, suggested some revisions to address those concerns, the Council advised that those amendments were so different from the current proposals that they could not be dealt with as part of the pending application. The advice from the Council was to withdraw that application and resubmit a new application incorporating the revisions as discussed.

The recent COVID-19 pandemic has been absolutely devastating in many ways of life, and not least for local community sports clubs. The football season was cut short twice and players and staff were unable to use the ground for many months in line with government restrictions. The lack of revenue as a consequence of the lack of football matches being played over that period of time, has been in no way helpful to the Club's aspirations to raise funds to construct the permanent seating structure. The retention of the temporary stand will enable the Club to continue to provide the necessary seating arrangements which it needs to do in order to fulfil the Football Association's requirements, and the Club will use the interim time to work towards getting funding and permissions in place to enable a permanent structure to be erected in due course.

To that end, this application comprises the agreed resubmission application. For the avoidance of doubt, and in line with what we have already discussed, my client seeks another temporary planning permission for the retention of the existing 50 seat spectators stand to be retained in the current location within which it is sited at the application site. My client seeks a temporary permission for 5 years which is considered to be a reasonable timeframe to enable the Club to work towards the aforementioned permanent structure. I appreciate the Council (and indeed other interested parties), may query why another temporary period is being sought and question why more progress hasn't been made with the permanent structure. To this point I will stress that the Club is run by a dedicated Committee and team of volunteers who have to organise the Club around other work and life commitments. It takes a lot of time, resources and funding to ensure the Club is not only meeting all of its FA obligations but is also creating a fantastic football club that the local community can be proud of. Everything takes time, and this was compounded by the recent pandemic event. The committee is dedicated to ensuring the Club runs smoothly, especially on popular match days.

There are no changes to the details of the stand, including its position within the application site; this resubmission application simply seeks to retain the temporary structure for the temporary period as detailed above. During our meeting in March 2022, we discussed how residents had expressed concerns to the Council about the noise generated by spectators when they were in attendance at the ground, and in particular noise made by people banging on the roof or side panels of structures within the ground. The Club would like to be clear that the Rob Turley stand is a seating stand where typically the people are less 'animated' when spectating and therefore do not generate the noise which has been the subject of complaints. With this in mind, we do not feel there is any requirement to alter the structure of the subject spectator stand by introducing any additional padding material or such like.

Conclusion

Given that the planning policy position remains the same as it was at the time of both the original application and the subsequent permission, we can see no reason why planning permission should be withheld.

I trust the above and enclosed is in order and I look forward to hearing from you very soon. As noted above, once we have received confirmation this application has been formally validated, I shall be pleased to withdraw the pending application but will formally confirm this in writing at the appropriate time.

Please do not hesitate to contact me should you wish to discuss this matter further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Moss', with a horizontal line extending to the right.

BEVERLEY MOSS BA (Hons) MA MRTPI
Associate Director

cc: West Didsbury and Chorlton AFC
Marc Hourigan
Nick Brookman } Hourigan Planning
Encl Planning Application submission