MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

South West Manchester Cricket Club

Address Line 1

Ellesmere Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 0SG

Description of site location must be completed if postcode is not known:

Easting (x)

382157

Northing (y)

394241

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Cowell

Company Name

South West Manchester Cricket Club

Address

Address line 1

South West Manchester Cricket Club Ellesmere Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M21 0SG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Installation of three all weather cricket net lanes for training purposes

Reference number

142533/FO/2025

Date of decision (date must be pre-application submission)

16/01/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 3 and 5 as well as standard BNG condition.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

1. Cricket Practice Nets – Details to ECB Standards
Before development starts, we need full details of the design and layout of the cricket practice nets.
These will be checked in consultation with Sport England and the ECB.
The nets must then be built exactly in line with the approved details.

2. Construction Management Plan (including compound details)
Also required before works begin:

- Details of the contractor's compound (structures, storage, access, plant, etc.), and
- A plan showing how the compound will be removed and the land restored afterwards.

These details will also be reviewed in consultation with Sport England.

3. Biodiversity Gain Plan (BNG)
Under national legislation, a Biodiversity Gain Plan must be submitted to, and approved by, Manchester City Council before development can begin (unless an exemption applies, which doesn't appear to be the case here).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

142533/FO/2025

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

Advice was provided to help inform me what information is required to request Approval (Discharge) of Conditions.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Michael Cowell

Date

01/04/2026