



Paul Butler Associates

Planning, Development & Heritage Consultants

23 December 2025

Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Steven McCoombe

Our ref: 25.2126

Dear Julie,

Temporary Car Park at Wythenshawe Park

Introduction

On behalf of the applicant, Manchester City Council, please find enclosed a planning application which seeks consent for the creation of a temporary car park in Wythenshawe Park. The description of development is 'Creation of a temporary car park for approximately 100 vehicles with associated landscaping'.

The facility is required for a period of up to two years to provide replacement parking while construction works associated with the proposed new Sports Hub (planning ref. 144282/ VO/2025) are undertaken. Planning permission for application 144282/VO/2025 was granted on 19th December 2025. Following completion of the Sports Hub the temporary car park can be reinstated to grassland.

Various locations within the park have been appraised to establish an appropriate location for temporary car parking. Following review of other sites these have been discounted owing to various site constraints and the requirement to provide parking in an accessible location to the park facilities.

The Site

The proposed temporary car park is located within the park approximately 330m east of the existing car park which it will temporarily replace. It is proposed close to the northern boundary and the existing main vehicular access from Wythenshawe Road. The site comprises amenity grassland, which historically formed part of a pitch and putt golf facility, however this use ceased approximately 15 years ago. The site is generally flat with the exception of modest undulations which are a legacy of the pitch and putt bunkers.

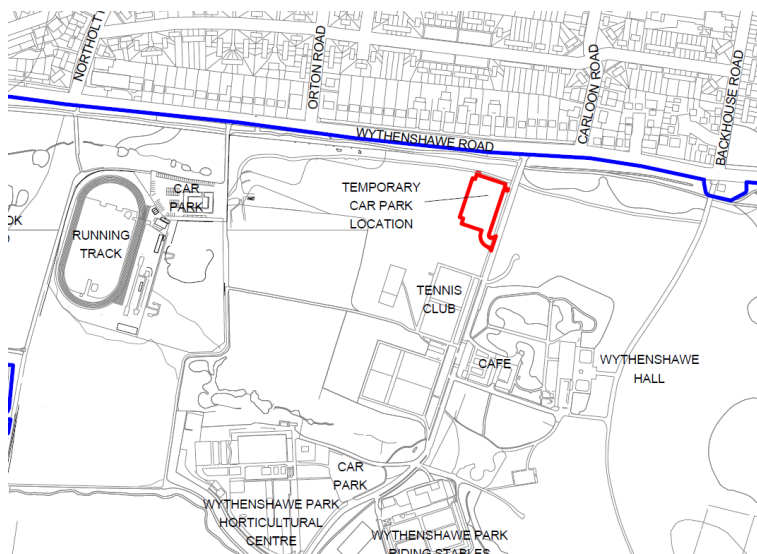


Fig 1: site location (red edge)

Proposed Development

The proposed temporary car park provides 100 bays, including 10 accessible bays. Due to the temporary nature of the proposals, the surface will comprise a light-touch and fully reversible intervention; namely, GroundTrax Cellpave AP permeable ground-reinforcement system. This system will protect the existing soils and allow the grassland character to remain. The system maintains natural drainage, minimises ground disturbance and allows the site to be reinstated to its original condition once the temporary use ends. The proposals will also involve the creation of a new site access between the existing line of Horse Chestnut trees along the vehicular access road, together with signage and boundary treatment in the form of knee rails. Due to the temporary nature of the proposals no lighting or drainage infrastructure is proposed.

The proposals are described in greater detail in the submitted Design and Access Statement and associated site plans prepared by Barnes Walker.

Planning Appraisal

The proposed development is temporary and involves minimal intervention. Nonetheless, the relevant planning matters are given due consideration below and within the relevant supporting reports. A list of the supporting information submitted with the application is provided at Appendix A.

Playing Pitches

The application site was historically part of a pitch and putt golf facility, however this use ceased approximately 15 years ago. The site is now used as amenity grassland within the park. The proposed car park is temporary, and does not impact on any active sports uses or pitches within the park. Indeed, the provision of car parking to cater to parking demand while the existing car park is closed will enable continuity of sports during the construction period. It is regarded that the proposed temporary car park would meet Exception 2 of Sport England's playing pitch policy.

Highways

A Highways Technical Note has been prepared by Local Transport Projects. This reviews the proposed layout and access arrangements by swept path analysis, and appraises the parking

provision and bay dimensions against MCC standards to confirm compliance. The Technical Note confirms that the temporary car park would sufficiently accommodate the parking demand of the Sports Hub. Local Transport Projects have also prepared a Construction Management Plan (CMP) which addresses highways related matters and confirms that construction vehicles can adequately access the site.

Heritage and Archaeology

A Heritage and Archaeology Statement has been prepared by Paul Butler Associates. The application site is located just outside the boundary of the Grade II registered park and garden, which also contains various designated heritage assets. The report appraises the potential for the proposals to impact upon the significance of these assets and archaeological impacts. The report concludes that the proposals are acceptable with reference to national planning policy.

Ecology, BNG and Trees

The proposals will require the removal of one tree (T30) which is a common Hawthorn. To compensate for the loss of this tree, six new native trees will be planted. The grassland will be reinstated to its pre-development value within 2 years, and therefore this habitat is exempt from BNG. The application is supported by an Arboricultural Survey, and a Preliminary Ecological Appraisal prepared by Arbtech.

Conclusion

The proposed car park will be associated with significant public benefits. It will enable the construction of the new Sports Hub Pavilion and playing pitches, and therefore indirectly it will be linked to considerable benefits for sport, health and wellbeing that this scheme will deliver. The temporary car park will allow continued use of the park during the construction period, and thereby ensure that the local community have continued access to the park and its facilities.

A fee of £298 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner

Appendix A – Supporting Information

- Completed Application Forms and Certificates
- Application Covering Letter prepared by Paul Butler Associates

- Application Drawings prepared by Barnes Walker:
 - Site Location Plan PA-04-V03
 - Existing Situation PA-05-V02
 - Temporary Car Park Plan PA-02-V03
- Design and Access Statement prepared by Barnes Walker
- Heritage and Archaeology Statement prepared by Paul Butler Associates
- Arboricultural Survey prepared by Arbtech
- Preliminary Ecological Appraisal prepared by Arbtech
- Transport Note including Swept Path Analysis prepared by Local Transport Projects
- Construction Management Plan prepared by Local Transport Projects