Paul Butler Associates
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Etec Group

Pavilion House, Wythenshawe Sports Ground

Planning Statement

21 November 2025

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Contents

1. Introduction

2. The Application Site and Surrounding Area

3. The Proposed Scheme

4. Planning Policy Context

5. Planning Appraisal

6. Conclusion

1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of MCRactive in support of a proposed development relating to the sports pavilion building located at Wythenshawe Sports Ground, Willenhall Road, Manchester, M23 0BD. The description of the development is:

Refurbishment of existing sports pavilion (Class F2) involving a partial change of use to provide a new weightlifting gym (Class E), ancillary café and community room, external alterations including new openings, CCTV and lighting, minor reconfiguration to the existing hard landscaping to enable a widened pedestrian footpath, new plant enclosure and substation, fencing and other associated works.

1.2 To provide a clear understanding of this application proposal, this Statement includes:

- A description of the application site and surrounding area;
- A description of the proposed scheme;
- A review of national and local planning policies of relevance to the scheme;
- An appraisal of the scheme against relevant planning policies; and
- A conclusion summarising the case for granting planning permission.

2. The Application Site and Surrounding Area

2.1 The application site forms part of Wythenshawe Sports Ground which is a playing field of approximately 36 hectares, comprising the equivalent of 27 full size senior football pitches. Grass pitch sports played at the site today include football and softball. The site area is identified in figure 2.1.



Figure 2.1: Approximate site boundary shown in red.

2.2 The application site boundary is approximately 2670 sqm. The site comprises the sports pavilion building and forecourt area to the north which includes an area of car parking and grassland. The forecourt is enclosed by steel palisade fencing.

2.3 To the south of the building is a service yard and maintenance shed, also enclosed by palisade fencing. The pavilion was built in 2006 and is single storey, constructed in buff brick with a shallow mono-pitch roof. To the north of the site are grass pitches and to the east is a large surface car parking area that accommodates approximately 300 cars. To the south is vegetation which provides a buffer from the Manchester Outer Ring Road (M60). Vehicular

access to the site is via Willenhall Road, and pedestrian access can be taken via footpaths off Fairy Lane or via the Dunmow Footbridge over the motorway, taken from Fellpark Road to the south.

2.4 The site does not contain any listed buildings, nor is it located in close proximity to heritage assets. The site is located within Flood Zone 1 (lowest risk).

2.5 As identified on the Council's Proposals map, the site is subject of the following site specific policy allocations: Green Belt, River Valley and Wythenshawe Area.

The Surrounding Area

2.6 To the north the surrounding area is comprised of the playing pitches and other areas of open space including Kenworthy Woods and Chorlton Water Park, with some isolated pockets of developed land including the Fairy Lane substation. To the south the site is physically separated from residential development by the M60 motorway.

Planning History

2.7 In accordance with good practice the planning history for the site has been reviewed. The relevant planning history has been identified in the table below.

Application Ref and Address	Proposal	Decision and Date
061511/FO/SOUTH2/01	Siting of 4no. new cabins after removal of existing temporary accommodation for a period of 5 years.	Approved 25 April 2001
059420/FO/SOUTH2/00	Installation of 4 portakabins for use as toilets and showers in connection with sports events for the University for a period of 3 months	Approved 07 July 2000
076490/FO/2005/S2	Erection of sports pavilion with agricultural store following demolition of existing sports hall with associated parking and landscaping	Approved 20 October 2005

3. The Proposed Scheme

3.1 The proposals are generally for the refurbishment of the existing pavilion building, largely involving internal reconfiguration to upgrade the existing changing facilities to current standards and new plant rooms. New uses including a weightlifting gym and café will be introduced to the building, and there will be some external elevational and landscaping alterations. Some elements of the proposals do not require planning permission, but the key elements are all outlined below for completeness:

- Internal reconfiguration to upgrade existing changing facilities to meet current standards and improve accessibility.
- Partial change of use of the building to a new weightlifting gym (219.3 sqm) which will be relocated from the existing facility at Wythenshawe Park Sports Hub which is to be demolished (please refer to planning application 144282/VO/2025).
- Provision of a café and community room within the existing building. This will be associated with the on-site uses rather than attracting trade in its own right, and will essentially be ancillary to the existing function.
- External alterations including creation of new window and door openings secured with roller shutters on the east and north elevations.
- Penetrations for new extraction at roof level.
- Minor reconfiguration of the existing car parking layout to enable the widening of the pedestrian footpath.
- External plant compound with fenced surround.
- Relocated cycle Sheffield stands.
- New fencing to meet pitch fencing.
- New lighting and CCTV externally mounted to the building.

3.2 The proposed works to the pavilion will ensure that the changing facilities meet current standards. The provision of an ancillary café will enhance the experience for users, and the building will also be used to accommodate a new weightlifting gym to replace the facility at Wythenshawe Park which currently operates from a building that is at the end of its lifespan.

3.3 The application site has eight existing accessible parking bays, although only seven are usable since a shed for equipment / storage has been sited on the end bay. The proposals will involve widening the existing pedestrian footpath that runs adjacent to the building so that it meets building regulations. This will require the existing accessible bays to be shifted northwards slightly – eight bays will be re-provided. This alteration will require 7sqm of additional hardstanding to be created. There is no tree removal required to facilitate the proposals. The proposals do not meet the threshold for 10% biodiversity net gain requirements.

3.4 The Sports Ground site is currently open for football and softball on Wednesdays (university league football), and weekends. The proposed opening hours are: 9am – 10.30pm Monday – Friday, and 9am – 9.30pm Saturdays and Sundays.

3.5 The proposal forms part of a wider proposal which will involve the creation of four 11v11 artificial grass pitches (AGPs) immediately to the north of the site, however the proposed AGPs are beyond the scope of this application and will be applied for under a separate planning application. The proposals will deliver sporting benefits by significantly increasing the playing time of the existing grass pitches, and by providing an upgraded pavilion which will meet modern standards and provide an enhanced experience for users.

Pre-application Discussions

3.6 Prior to the submission of the planning application, the project team have engaged in pre-application discussions with various stakeholders including MCC planning department, Sport England, and site user groups and local sports clubs.

Local Planning Authority

3.7 Prior to submission of the application, MCC planning officers were contacted to agree the scope of the submission, the supporting information and the planning strategy regarding separate applications being progressed for the pavilion works and the AGPs.

Sport England

3.8 A pre-application enquiry was issued to Sport England on 5th November 2025. Sport England consults with national governing bodies as part of the consultation process. A written response was received on 21st November 2025, this confirmed that the pavilion could be considered under Exception 2 of Sport England's Playing Field Policy. This is discussed further in section 5 of this statement.

Public Consultation

3.9 Three public engagement events were held at the application site to consult on the wider site proposals for four AGPs and works to the pavilion. The sessions engaged a total of 15 attendees which included existing site users and members of the public. A breakdown of attendance is as follows:

Public Engagement Events	Dates	Attendees
Session 1	27th October	4
Session 2	1st November	3
Session 3	4th November	8

3.10 Site users that engaged with the consultation included Football Clubs (Cheadle & Gatley League, Cheadle Town, Wythenshawe), Weightlifting Club, Softball Club, Softball Federation Great Britain and Gaelic football.

3.11 Key themes from the feedback included requests for the car park and lighting to be upgraded, interest and support for the proposed café and weightlifting gym, a request for the community space to be available for spectators and events and to double up for training and education space. There were also comments seeking protection of the existing grass pitch offer to sustain league requirements for softball, and football clubs were keen to ensure pitch sizes meet FA ground grading requirements, and future grass pitch orientation meets match play requirements. This feedback has been considered by the design team and duly noted.

4. Planning Policy Context

Introduction

4.1 This section of the statement sets out the local and national planning policy context of relevance to the determination of this planning application. An appraisal of how the proposal relates to the key planning considerations relevant to the site is set out in section 5 of this statement.

The Development Plan

4.2 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan is the Manchester Development Plan (comprising of the Manchester Core Strategy Development Plan, Saved Policies of the Unitary Development Plan for Manchester and Supplementary Planning Documents) and the Places for Everyone Joint Development Plan (2024), and The Greater Manchester Joint Minerals Plan (April 2013). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

National Planning Policy (NPPF)

4.3 The National Planning Policy Framework (NPPF) was most recently updated in February 2025 and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in December 2023, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

4.4 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.5 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivery Sustainable Development

4.6 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

4.7 Ensuring the vitality of town centres (Chapter 7) - Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

4.8 Promoting healthy and safe communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to , amongst other things, enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – 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

4.9 Paragraph 104 states that Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, 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.

4.10 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 125 (a) states the planning system should encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation. Further, sub-section (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land

within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.

4.11 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to 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 and appropriate landscaping.

c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.

d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit

e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

f) Create places that are safe, inclusive and accessible and which promote health and well-being.

4.12 Protecting Green Belt land (Chapter 13) – confirms that the Government attaches great importance to Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. It advises that the essential characteristics of Green Belts are their openness and their permanence.

4.13 Paragraph 154 states that development in the Green Belt is inappropriate unless one of eight exceptions (a – h) applies. Exception b) allows for the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the

facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

4.14 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

Planning Practice Guidance

4.15 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in formulating development proposals for the redevelopment of the Application Site.

The Development Plan for Manchester

4.16 The Development Plan for Manchester comprises policies of the Manchester Core Strategy Development Plan Document (July 2012), Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995), and Places for Everyone Joint Development Plan (adopted 2024). These documents are discussed in further detail below.

Manchester Core Strategy Development Plan Document (July 2012)

4.17 The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The site is located within the 'Wythenshawe' policy area. Policies relevant to the site and proposals are outlined below:

- Policy SP 1 'Spatial Principles' states that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create

character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.

- Policy T 1 'Sustainable Transport' states that the Council will support proposals that deliver a sustainable, high quality, integrated transport system to encourage a modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

- Policy T 2 'Accessible Areas of Opportunity and Need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

- Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.

- Policy EN 9 'Green Infrastructure' states that the Council will encourage developers to enhance the quality/quantity of green infrastructure, which will include green spaces, green roofs and tree planting.

- Policy EN 10 'Safeguarding Open Space, Sport and Recreation Facilities' states that 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.

- Policy EN 11 'Quantity of Open Space, Sport and Recreation' states that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities, in particular where: a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch

Strategy, is identified in the local area; where significant levels of development are proposed including within the Strategic Housing Location.

- Policy EN 12 'Area priorities for Open Space, Sport and Recreation' states that in the Wythenshawe area the existing open space, sport and recreation facilities are to be improved.

- Policy EN 13 'Green Belt' states that the extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1.

- Policy EN 14 'Flood Risk' states that development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding; and, that new development should minimise surface water run-off.

- Policy EN 15 'Biodiversity and Geological Conservation' states that new development will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation and external amenity space; refuse storage and collection; vehicular access and car parking; effects relating to biodiversity, landscape, archaeological or built heritage; and, green infrastructure including open space.

4.18 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.19 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- Policy E3.4 'River Valleys' States that the Council will create a network of safe and attractive major linear recreational open spaces by linking and making better use of river valleys, canals, disused railways and other appropriate areas of open space. Within these areas measures will be taken to:- a) achieve widespread environmental improvements; b) protect the natural environment; c) improve water quality; d) improve access for pedestrians, disabled people, cyclists and, where appropriate, horse riders; e) protect and enhance wildlife corridors. The Council will ensure that, in developing these recreational routes, adequate measures are taken to safeguard the privacy of nearby residential properties.

Places for Everyone Joint Development Plan Document 2024

4.20 The Places for Everyone Joint Development Plan Document took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21st 2024. The following policies are relevant to the determination of a planning application:

- Policy JP-S1 Sustainable Development: To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

- Policy JP-P6: Health: Improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including through: 1. Requiring, where appropriate, the provision of new or improved health

facilities as part of new developments proportionate to the additional demand that they would generate; 2. Enabling the continued enhancement and successful operation of our hospitals; and 3. Facilitating greater integration of health and social care, and the provision of integrated wellness hubs, including the co-location of health, community and wellness services.

- Policy JP-P7: Sport and Recreation: This policy sets out how a network of high quality and accessible sports and recreation facilities will be protected and enhanced. Amongst other things it states that this will be done by:

    - Requiring new development to provide new and/or improved existing facilities commensurate with the demand they would generate. The provision of sports facilities will be determined by individual local authorities through an evidence based approach;

    - 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.

- Policy JP-G9: The Green Belt: The policy sets out the five purposes of the Green Belt as set out in national policy. It also states that the beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.

5. Planning Appraisal

5.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development and Impact on Green Belt
- Impact on Playing Fields
- Design Considerations
- Neighbouring Amenity
- Highways
- Flood Risk

Principle of Development and Impact on Green Belt

5.2 The application proposal is for the refurbishment of the existing playing field pavilion located at Wythenshawe Sports Ground. The building will be adapted internally to provide upgraded changing facilities and introduce a new café, community / education room and a weightlifting gym. The café and community room be ancillary to the existing use of the playing field and will provide an enhanced offer for site users. The weightlifting gym comprises a change of use from class F2 to Class E but will continue to provide a use which will complement the use of the existing playing field. The proposed weightlifting facility will be 219.3 sqm and will involve the relocation of the existing facility which currently operates from Wythenshawe Park. This is considered appropriate in planning use terms since the facility will be relocated from a site which is currently outside of a town centre location.

5.3 The proposals relate to works at an existing sports facility, nonetheless the application site is located in an area that is accessible by various non-car modes of transport. The site is ideally located for occupiers of the residential development to the south who can access the site on foot via Dunmow Footbridge over the motorway, or alternatively by foot or bike via Willenhall Road. The site can also be reached by taking the 101 or 103 bus routes to Yew Tree Lane bus stop and walking along Willenhall Road. The site is considered to be sustainably located.

Impact on Green Belt

5.4 The proposals do not involve any extension to the existing building, while the reconfiguration of the car parking spaces to enable a widened pedestrian footpath will result in an 7sqm of hardstanding being created. A new plant enclosure and substation are proposed to the south of the pavilion. This will result in only a very minor increase in built form at the site, while these structures will be screened by and read in the context of the existing pavilion building and maintenance unit to the south. It is not considered that the proposals would dimmish the openness of the Green Belt nor would they conflict with the five purposes of the Green Belt. The proposals would be in accordance with NPPF paragraph 154 (b) which allows for the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings for outdoor sport and recreation, ; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

5.5 Overall, the proposed works to upgrade and enhance the existing sports pavilion and provide a new weightlifting gym at Wythenshawe Sports Ground is considered to be in accordance with Core Strategy Polices EN10, EN11, EN12, EN13; PfE Policies JP-P7, and JP-G9; UDP Policy E3.4; and, the relevant provisions of the NPPF.

Impact on Playing Fields

5.6 The application site comprises part of the wider playing field. The proposed development will impact the capacity of the existing changing facility; there will be a reduction in the overall changing capacity however the existing communal change provision no longer meets Football Foundation safeguarding requirements and therefore it would no longer be able to be used. Currently there are 4 non-compliant team changing rooms and 2 non-compliant officials changing rooms. The proposals will deliver 6 new team facilities, 4 officials changing and accessible changing facilities. The proposals effectively replace the non-compliant communal changing rooms and the 4 non-compliant team changing and 2 non-compliant officials changing rooms. There is therefore a net gain of 2 team changing and 2 officials changing rooms. While there is a loss of open communal change capacity but this could not be used within new Football Foundation guidelines.

5.7 The minor external landscaping changes proposed including the expansion of the hardstanding onto the grass would not compromise the use of the site for sport and would indeed enhance the user experience at the site.

5.8 Exception 2 of Sport England's Playing Field Policy requires that *"The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use"*. The proposed upgrade and refurbishment of the pavilion meets this criteria and is therefore compliant with Sport England's Playing Field Policy.

Design Consideration

5.9 Elevational changes to the building relate to new openings to provide outlook and natural light to the café, community room and weightlifting gym, together with other minor alterations associated with the safe operation of the building including new lighting, CCTV and plant. The elevational changes are considered to be reasonable and appropriate for the building.

5.10 The application proposals are consistent with Core Strategy Policy DM1, and Chapter 12 of the NPPF.

Neighbouring Amenity

5.11 The application site is separated from the residential development to the south by the M60 Manchester Outer Ring Road which creates a physical barrier. This is supplemented by the vegetation either side of the motorway. The proposed development would not result in any impact upon neighbouring amenity by way of noise or lighting.

5.12 The application proposals are consistent with Core Strategy Policy DM1, and Chapter 12 of the NPPF which states that planning decisions should provide a high level of amenity for existing and future users.

Highways

5.13 The new weightlifting facility will be designed to have 40no. stations and therefore maximum users at any one time is likely to be 40. A more realistic peak is 25-30 users, with an exceptional ceiling of around 55 – 70 if rotation and floor use are factored in. The café use will be ancillary to the existing function of the site and would not attract trips or trade as a standalone unit. It is not considered that the proposed development will result in any material additional trip generation to the site that warrants further consideration. The existing car park has approximately 300 spaces and can cater for any increase in parking as a result of the proposed development. It is acknowledged that the increase in play time that will be enabled by the proposed AGPs may result in highways impacts, this will be duly considered in the forthcoming planning application relating to the AGPs.

Flood Risk

5.14 The application site is located within Flood Zone 1 (lowest risk). The EA mapping does show areas of surface water flooding to parts of the building and locality in the extreme events. The proposed development is largely a refurbishment of the existing building, albeit a new use is being introduced and there are some minor landscaping changes. The proposals will not result in an increase to the vulnerability classification of the site as per Annex 3 of the NPPF.

6. Conclusion

6.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Etec Group Ltd in support of an application for planning permission for refurbishment, landscaping and partial change of use of the pavilion building located at Wythenshawe Sports Ground.

6.2 The proposed development will result in a number of benefits including:

- Providing improved sports facilities for local sports through an upgraded and refurbished pavilion, including provision of a café and community room which will supplement the existing function of the pavilion.
- Provision of a new weightlifting facility which is to replace the existing facility at Wythenshawe Park, which currently operates from a building that is no longer fit for purpose.
- Delivery of proposals which will support NPPF policies to enable and support healthy lives through promoting good health.
- Job creation during the construction and operational period.

6.3 This statement has assessed the application proposals against local and national planning policy. The proposals are judged to be consistent with planning policy and, if approved, will deliver planning benefits for the local community.