

Application Number	Date of Appln	Committee Date	Ward
144282/VO/2025	20th Oct 2025	18th Dec 2025	Brooklands Ward

Proposal City Council Development - Reconfiguration of existing playing field and recreational facilities to provide 2x AGPs, 1x MUGA; construction of a pavilion comprising shower and change facilities, a cafe, cycle hub, and a GP clinic with Innerva Suite and community rooms (use class F2 and E(b)(d)(e)); widening of vehicular access and creation of pedestrian access; demolition of the existing weightlifting facility, reconfiguration of the existing car parking area; erection of new fencing and floodlighting; landscaping and BNG provision; a substation; and, other associated works.

Location Wythenshawe Park Sport Ground, Wythenshawe Road, Manchester, M23 0AB

Applicant Manchester City Council

Agent Lynsay Ewart, Paul Butler Associates

Executive Summary

The application relates to the demolition of an existing single-storey building currently used as a weightlifting and changing facility and its replacement with enhanced sports and community facilities, including the reconfiguration of the existing playing field and recreational areas to provide two artificial grass pitches, one multi-use games area (MUGA), reconfiguration of the baseball pitch and a skate park, along with the construction of a new single storey pavilion incorporating shower and changing facilities, a café, a cycle hub, a GP clinic with Innerva Suite, and community rooms (Use Classes F2 and E(b)(d)(e)).

Following notification of the application, 34 representations have been received, including 32 objections and 2 in support.

Key Issues

-Impact to open space;

-Impact to ecology;

-Impact to the operation of the highway;

-Meeting an identified need for improvements to pitch quality and to broaden the range of recreational activities available in the western half of the park, whilst supporting social prescribing pathways into physical activity and wellbeing initiatives and the need to improve and meet a shortfall in primary health care in the area.

Description

The application site relates to Wythenshawe Sports Ground located within the western section of Wythenshawe Park and is divided into two areas. The first area includes the existing playing field located north of Baguley Brook, which is bordered by woodland to the north, east, and west, residential properties to the west, and baseball pitches to the south. The second area is a roughly triangular parcel of land south of Baguley Brook.

The northern section contains an athletics track, a car park with a single-storey weightlifting facility, two recently built cycle tracks, a pump track, a learn-to-ride area and areas of grassland. Centrally positioned between the athletics track and cycling facilities is a single-storey modular changing block and several storage containers. The southern parcel consists of disused sports pitches.

Access to the northern playing field is via a one-way, single width vehicle route from Wythenshawe Road to the north.



Plan showing the application site edged in relation to the surrounding area

The site is located within an extensive area of open parkland that includes woodland, grassland and meadows. To the east lies Wythenshawe Park and Gardens which is Grade II listed. Within the park itself are four Grade II listed structures: Wythenshawe Hall, its north lodge, a former stables block, and the Oliver Cromwell statue. The adjacent woodlands, including Gib Lane and Nan Nook Woods, are designated as Sites of Special Biological Interest. The wider area is principally residential in character.

Background

Manchester Active has undertaken extensive engagement with a wide range of stakeholders, including the Brooklands and Northenden Primary Care Network (PCN), Manchester Health and Care Commissioning (MHCC), local GPs, neighbourhood services, Manchester City Council officers, and Ward Councillors. This consultation has focused on identifying the broader population health needs and opportunities within the area.

MHCC has commissioned Estate Plans for all 13 Primary Care Networks across Manchester to guide priorities for new or improved health estate provision. The emerging Estates Strategy, currently being finalised, confirms that existing facilities are inadequate to meet both current and future demand.

When these findings are considered alongside local stakeholder feedback, Wythenshawe Park has emerged as a priority location for integrated health and wellbeing services. The proposal includes the full relocation and expansion of the Northern Moor Practice (NMP) into the park, serving the projected population of the Brooklands and Northenden Wards, which is expected to reach 33,650 by 2031. NMP has experienced sustained growth, averaging 7.1% annually since 2014, with its patient list increasing from 5,571 to a projected 7,000+ by 2031.

Currently, NMP operates from a converted house on Wythenshawe Road adjacent to the park. Whilst the building is strategically located and has been remodelled several times to add clinical and consultation space, it now exceeds national average occupancy and is constrained by the availability of only six small clinical rooms.

Although functional in the short term, the premises lack the flexibility required to deliver modern primary care services into the future. As a result, NMP faces significant challenges in meeting patient needs, with the current facility no longer fit for purpose or sufficient in size.

The Proposal

Planning permission is sought for the demolition of an existing single-storey building currently used as a weightlifting and changing facility and its replacement with enhanced sports and community facilities.

The proposal includes the reconfiguration of the existing playing field and recreational areas to provide two artificial grass pitches, one multi-use games area (MUGA), reconfiguration of the baseball pitch and a skate park, along with the construction of a new single storey pavilion incorporating shower and changing facilities, a café, a cycle hub, a GP clinic with Innerva Suite, and community rooms (Use Classes F2 and E(b)(d)(e)). Additional works comprise the erection of a sub-station, the relocation of storage containers, the widening of the existing vehicular access, creation of a pedestrian access, reconfiguration of the car park to provide 167 spaces, new ball stop fencing, floodlighting, a recreation area with biodiversity enhancements, landscaping and the resurfacing and reconfiguration of the athletics track.



Image of proposed layout

Consultations

Local Residents/Occupiers – 34 representations have been received, including 32 objections and 2 in support. The majority of objections have been received on behalf of Simply Cycling, a local cycling group. Principal comments are summarised below:
Support

-The Football Foundation fully support the proposed 3G pitches. They would bring substantial benefits to the local community, not just in promoting physical health and wellbeing, but also in fostering inclusion, reducing anti-social behaviour, and providing positive opportunities for its community.

-The proposal would allow local clubs, schools, and residents to access high-quality, year-round facilities and support the growing demand for safe, sustainable spaces to play. The application should be approved in a timely manner.

-The proposal to replace the track at Wythenshawe means local, young children have access to a sporting facility which is much needed in the area. At the moment the track isn't suitable for competition because it's so worn.

Objections

-It is questioned what measures to accommodate and support Simply Cycling and other cycling groups such as Wythenshawe Wheelers either during the building period or when returning to the track post development. These groups use the athletics track with over half of riders being people living with disability and/or additional needs. A 12-month track closure while building work takes place would

have major implications for Simply Cycling users and also due to the financial implications of lost income for the charity.

-Manchester Baseball Club supports the proposal in principle but raises concerns about the scheduling of works if they are not able to use the facilities within Wythenshawe Park for training, games, and other events.

-The proposal would lead to increased traffic and congestion around the park. A request for speed calming on Wythenshawe Road is made.

-There is a lack of toilet facilities.

-Vulnerable GP surgery users without cars would not be able to safely make their way to the medical centre unless a zebra crossing or refuge is provided on Wythenshawe Road.

-Concerns are raised about the impact of flooding.

-The use of public space for a private business (GP surgery) is in breach of the park covenant to keep the park an open space for the people of Manchester. Introducing 'pay to play' all weather plastic pitches and removing vast areas of green space is also unacceptable, as is promoting and facilitating further motor vehicle use in a time of climate crisis.

-A storage container is proposed next to the artificial grass pitches. It is unclear why a planning application of this quality is not proposing a small permanent building instead.

Highway Services

Principal comments in consultation with Transport for Greater Manchester (TfGM) are made and can be summarised as follows:

Based on the submitted assessment, there are no concerns about highway safety within the vicinity of the site.

The existing access road would be widened to 5.5m which is welcomed. It is requested that the existing traffic calming along the access road is retained and widened across the extent of the proposed carriageway.

It is requested that the applicant provide a wider crossing than that shown on the plan to ensure that it can be safely used by cyclists and pedestrians.

Swept Path analysis has been undertaken of the access and access road with consideration of this potential crossing. This demonstrates that refuse vehicles and fire truck / ambulances can access, manoeuvre and egress to/from the development.

Whilst trip generation data has been supplied, to strengthen the assessment, additional trip generation and parking accumulation data should be supplied.

Current analysis indicates that the proposals are expected to generate approximately +20 and +66 two-way vehicle trips during the AM and PM highway peak periods, respectively.

It is also noted that the site's peak trip generation occurs outside the standard highway peak periods, specifically 18:00–19:00 on weekdays and 11:00–12:00 at weekends.

As the projected trip generation exceeds the threshold of 30 vehicles per hour, further detailed assessment is recommended. This should include a trip distribution exercise and junction modelling for any junctions anticipated to experience an uplift of 30 trips or more. Additionally, consideration of potential impacts during periods outside the standard highway peaks should be provided.

TROs should be in place across the site access to ensure visibility splays are kept clear. It is requested that a review of the Traffic Regulation Orders in the vicinity of the development site is undertaken. This should cover the potential for introducing additional parking restrictions, as well as ensuring adequate parking restrictions remain in place.

The proposed number of cycle parking spaces (28) is considered acceptable. It is requested that cycle stands are sheltered and secure.

Details on the anticipated waste collections for each site use is requested, along with delivery arrangements.

An Interim Travel Plan has been submitted as part of the application. It is requested that the development, submission, implementation and monitoring of a Full Travel Plan is conditioned as part of any approval.

It is requested that a Car Park Management Plan is in place to manage parking on site, along with an Events Management Strategy and Traffic Management Strategy to include marshalling during large events, appropriate signage and segregated areas for use by taxis and minibuses. It is also requested that management of taxi drop-off / pick-up is in place is detailed in the Events Management Plan. Conditions are requested.

It is also requested that confirmation is provided at an early stage on the proposed parking arrangements whilst the site is being constructed.

In addition, Transport for Greater Manchester (TfGM) consider that the M56 - Palatine Road junction and Palatine Road - Sale Road junction may need modelling to understand the impact of the development, including PM and Saturday modelling.

Subject to the impact then suitable mitigation may be identified, although given the likely traffic flow increases it would be expected that the mitigation is proportionate - suggested mitigation would be supply of a CCTV camera at the M60 - Palatine Road junction (or two cameras - either side of the motorway bridge).

Additional information has been requested in relation to trip generation and junction capacity, the comments of which will be reported.

Metrolink

The proposed works are sufficiently far away. No objection.

Arboriculture

No objection, subject to BS:3837 being strictly adhered to.

Environmental Health

No objection. Conditions are advised in relation to waste management, fume/odour control, hours of use, servicing hours, external equipment, noise management, electric vehicle charging, external lighting/floodlighting, ground conditions and construction management.

Historic England

No concerns. The views of the Council's specialist conservation and archaeological advisers should be sought.

Sport England

Sport England has raised concerns regarding alignment with their Playing Fields Policy which can be summarised as follows:

The majority of the proposed building is designed as a health hub, which offers significant community health benefits through its complementary relationship with sports facilities. While this would involve some loss of playing field, there is potential for the proposal to be considered outside the Playing Fields Policy if it can be demonstrated that the affected sports facilities will not negatively impact the delivery of sport within the Manchester area.

At present, further clarity is needed on certain elements, particularly regarding the provision for baseball. Without this information, the proposal does not currently meet the requirements of Exceptions 4 and 5 of the Playing Fields Policy or paragraph 104 of the National Planning Policy Framework.

To address these points, additional information has already been submitted, and further feedback received will be reported to Committee.

Manchester Active

Manchester Active are fully supportive of the proposal. They have been working with the Football Foundation and the local community since 2022 to understand the demand and needs for a Multi-Use sports facility and health hub in the Park.

In terms of compliance with national, local planning policy and Sport England's Playing Fields Policy, it is considered that the proposal meets NPPF para 104(c), Core Strategy Policy EN10 and Sport England's Playing Fields Policy Exception E5. These policies require the sporting benefits of any alternative sports provision located on playing field to be of sufficient benefit to the development of sport as to outweigh the loss of playing field.

The proposal meets Manchester's strategic sports objectives by addressing issues and themes around increasing physical activity in:

Making Manchester Fairer Plan

Our Manchester Strategy

Addressing deficiencies identified in Manchester's Playing Pitch and Outdoor Sport Strategy (2022) and updated 2024.

Manchester's Sport and Physical Activity Strategy

The key sporting and community benefits of this Multi-Sport Hub are:

Aims and objectives for improving health and well-being, tackling inequalities, and increasing participation in sport and physical activity.

Prioritisation of internal capital and revenue investment - targeting resources into places / communities with the greatest need.

Development and coordination of sports development and physical activity programmes in response to local need, in communities with the greatest need.

Long-term sustainable facilities - development of the most efficient management and maintenance of the Play Zone.

Accessible outdoor sport facilities to support and encourage use of by disabled people and people with limited mobility.

Safe, inclusive and welcoming community spaces for all priority groups.

Greater Manchester Ecology Unit (GMEU)

Any comments received will be reported to Committee.

Flood Risk Management

The site lies within Flood Zone 1; however, the southern half of the site is shown to be at risk of flooding from rivers and sea with future climate change. All 'More Vulnerable' uses (Hub/Pavilion, inclusive of GP surgery and café) are located outside of the predicted flood extent.

It is recommended that the development is constructed in accordance with the recommendations within the FRA regarding finished floor levels and flood mitigation.

Conditions are requested in relation to the submission and agreement of a surface water drainage scheme and for its subsequent maintenance.

United Utilities

All options for the sustainable management of surface water must be thoroughly investigated before they will accept any surface water connections from new development to the public sewer. Conditions are requested in relation to the submission and agreement of a surface water drainage scheme and for its subsequent maintenance.

Other matters

Consultation & Publicity

The proposal has been classified as a major development. As such, the proposal has been advertised in the local press (Manchester Evening News) and a site notice has been displayed at the application site.

Policy

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);
- Saved policies of the Unitary Development Plan for the City of Manchester (1995);
- and
- Places for Everyone Joint Development Plan.

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources,

reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN1 (Design Principles and Strategic Character Areas) - All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 (Heritage) - states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.

Policy EN4 (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 EN8 (Adaption to Climate Change) requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities) - The Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces. Proposals on existing open spaces and sport and recreation facilities will only be permitted where equivalent replacement space will be provided in the local area or the site has been demonstrated to be surplus.

Policy EN12 – Area priorities for Open Space, Sport and Recreation Facilities – sets out the priorities for open space in each of the five key areas of the city, including that development involving open space, sport and recreation facilities in the south area

should enhance the quality of existing provision and use opportunities to address deficiencies.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN15 (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 EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy.

Policy T1 (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 T2 – (Accessible areas of opportunity and need) – sets out strategy for managing the pattern of development to improve accessibility in the city, stating that car parking standards are maximums and cycle and disabled car parking standards are minimums, with account for circumstances at the council's discretion.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

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

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy WW12 (Leisure And Recreation) - The Council will work with the private sector to provide a greater range of recreational activities within Wythenshawe Park. These activities will be confined to the western half of the Park as identified on the Proposals Map. In considering proposals for improving existing facilities or extending their range the Council will ensure that the prime function of the Park in providing open spaces for informal recreation is fully protected, in particular, Baguley Brook and its corridor. Reason: This part of the park represents the most appropriate location for new recreational facilities to serve the residents of Wythenshawe. It is considered that any development to the east of this road would detract from the historic landscape and character of the park, and should be resisted.

Policy DC26 (Noise) - states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Joint Development Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted in March 2024 and now forms part of the City's Local Development Framework.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car.

Relevant policies of Place for Everyone in this instance are:

JP-S1: Sustainable development
JP-S2 Carbon and Energy:
JP-P1: Sustainable Places
JP-P6: Health
JP-P7: Sport and Recreation
Policy JP-G2: Green Infrastructure Network
Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
Policy JP-C8: Transport Requirements of New Developments

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Other material policy considerations:

Planning for Sport (June 2019, as updated April 2024) - This SPD was made by Sport England and provides guidance on planning applications relevant to formal and informal opportunities for sport and physical activity, as well as guiding Sport England's engagement with the planning system. The document contains twelve planning-for-sport principles to guide planning applications relating to opportunities for sport.

Playing fields policy and guidance (2018, as updated 2021) - This SPD was produced by Sport England and provides specific guidance on applications affecting playing fields.

Open Space, Sport and Recreation Study and Playing Pitch Strategy (Nov 2022)

This is a City Council document which set out the framework for investment into playing pitch and outdoor facility improvements. Key issues include:

- A vision for the future improvement and prioritisation of playing pitches.
- A number of aims to help deliver the recommendations and actions.
- A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.
- A series of sport-by-sport recommendations which provide a strategic framework for sport led improvements to provision.
- A prioritised area-by-area Action Plan to address key issues on a site-by-site basis.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the city in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities

will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Sections 2, 4, 6, 8, 11, 12, 15 and 16 are considered relevant to the consideration of this application.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Noise - Local planning authorities’ should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;

- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design - states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

Principle

It is considered that the proposed development aligns with the objectives set out in the Council's Open Space, Sport and Recreation Study and Playing Pitch Strategy (November 2022). These documents, particularly the Short-Term Action Plan, highlight the need for significant improvements to pitch quality through enhanced maintenance, the replacement of the existing changing block with a modern, purpose-built facility serving all sports, and the reinstatement of disused pitches. This objective is further supported by saved Policy WW12 of the UDP, which seeks to broaden the range of recreational activities available in the western half of the park.

In this context, the proposed scheme represents a transformative upgrade to the existing outdoor sports and recreation facility. It would deliver new and reconfigured playing pitches, a skate park, an upgraded athletics track, and enhanced ancillary amenities, including modern shower and changing facilities and a café within a bespoke pavilion.

The pavilion itself is designed as a multi-functional hub, incorporating a new GP practice, community rooms, and an Innerve suite - a specialist area equipped with power-assisted machines to support older adults, rehabilitation patients, and individuals with long-term health conditions. This integrated approach would enable a symbiotic relationship between healthcare and sport, advancing the shared objective of improving health and wellbeing across the local community.

The inclusion of a GP practice within the park is justified by its strong functional link to the sporting facilities, as well as its proximity to the surrounding residential area, where patient demand is high. The proposed floorspace is modest, sustainably located, and well-connected, enabling linked trips and reducing reliance on car travel. Currently, Northern Moor Medical Practice, an NHS surgery situated opposite the park's vehicular access on Wythenshawe Road, operates from a converted house

that has exceeded its capacity. With demand forecast to rise, the premises which is already above national average occupancy for over a decade is considered substandard and no longer fit for delivering modern primary care. The NHS Greater Manchester Estates Strategy confirms that existing primary care provision across the city is insufficient to meet both current and future needs.

An extensive search for expansion opportunities or alternative sites has been undertaken, and the proposed location offers the most viable solution. Relocating the practice into a purpose-built facility would enable co-location of health, welfare, and sporting services, meeting projected population growth and supporting social prescribing pathways into physical activity and wellbeing initiatives.

National policy reinforces this approach. The NPPF advocates for planning policies that create healthy, inclusive, and safe places, promoting good health and preventing ill-health, particularly where this addresses local health needs and reduces inequalities. This includes providing accessible green infrastructure, sports facilities, and layouts that encourage active travel.

On this basis, the proposal is considered acceptable, aligning with both local and national policy objectives. Its impacts have been comprehensively assessed and found to be satisfactory, as detailed below.

Demolition

The proposal involves the demolition of the existing changing block which accommodates the weightlifting facility. This building is in a poor condition and not of any architectural or heritage significance. The weightlifting facility is to be relocated to an alternative site in Wythenshawe prior to its demolition to ensure continuity of provision. To ensure the demolition is effectively controlled in a safe manner and to minimise disruption, a condition is included which requires the submission and agreement of a Demolition Management Plan.



View of existing car park and building proposed to be demolished

Site Layout

The proposal comprises several key components, including the creation of new and reconfigured sports facilities, the construction of a modern pavilion building, the reconfiguration and improvement of the car park and access routes, and the designation of an area specifically for biodiversity enhancement.

The proposal for the sports facilities comprises:

- 2 x 3G Artificial Grass Pitches (AGPs), located centrally each measuring 91m x 55m (97m x 61m including run-off areas), complete with perimeter fencing, hardstanding surfaces, dedicated access paths, energy-efficient LED floodlighting, and a secure storage container.
- A new Multi-Use Games Area (MUGA), measuring 30m x 20m, with ball stop fencing and LED lighting to support a variety of recreational activities.
- Improvements to the athletics track including the relocation of long jump and pole vault facilities, alongside repositioning of floodlight columns to optimise visibility and safety.

The AGPs have been designed to minimise visual intrusion and integrate with the surrounding parkland. Materials have been selected for their durability, low maintenance requirements, and compatibility with similar high-quality sports developments. The 3G playing surface incorporates a 40mm pile, partially infilled with sand and rubber crumb, finished in a natural green tone to replicate grass, and installed over a shock pad to ensure player safety and performance.

A key design consideration was the proximity of residential properties to the west. This informed the decision to position the pitches and associated structures toward the eastern side of the site. The layout also recognises an existing main sewer and maintains a buffer between the AGPs and the eastern footpath to preserve openness, encourage natural surveillance, and enhance overall safety.

Floodlighting comprises 13-metre galvanised steel columns for the AGPs, 8-metre fence-mounted columns for the MUGA, and two relocated 15-metre columns for the athletics track.

The proposed pavilion which forms the main core of the development is sited adjacent to the southern boundary of the existing athletics track, positioned just north of the current changing rooms and weightlifting building, which is proposed for demolition.

Internally, the pavilion features a café area, four team changing rooms, two officials' changing rooms, one accessible changing room, and a fully compliant registered Changing Places facility equipped with an accessible WC, changing bench, shower, and wash basin.

Other amenities include three externally accessed WCs (male, female, and accessible), two community rooms, a bike hire and workshop facility, and a medical practice comprising ten clinical rooms, one treatment room, and a wellness suite.

The surrounding landscape incorporates a forecourt with seating, whilst the main entrance route would run alongside a planted bank that transitions the small level change up to the existing pump track. A low gabion wall provides informal seating around the building, complemented by a new picnic area offering additional space for café users and those accompanying visitors to the learn-to-ride and pump track facilities.



Proposed layout

The existing car park to the north eastern part of the site is to be improved and reconfigured to provide a total of 167 car parking spaces served by a widened access road to accommodate two-way vehicle traffic safely, along with a new segregated pedestrian route with lighting is proposed alongside to provide a safe defined route into the site from Wythenshawe Road.

To the south-west of proposed pavilion and football pitches, to the other side of Baguley Brook, an area has been designated for biodiversity enhancement. This area would include enhanced grassland and the planting of 40 new native trees.

The proposed development layout is considered to be both practical and contextually appropriate and responds sensitively to the site's setting which takes account of the wider parkland context and residential properties to the eastern boundary.

Design, Scale and Appearance

In comparison to the existing changing room and weightlifting building proposed for demolition, the proposed pavilion is single-storey form with a restrained height, carefully designed to sit unobtrusively within its parkland setting. Its design is understated, in order to assimilate sympathetically into the surrounding landscape.

In terms of materiality, the design employs two distinct external treatments to articulate the building's clinical and sporting function. The sports facility is visually defined by charred timber cladding, selected for its superior durability and resistance to weathering, which rests upon a robust brick plinth. This same brickwork continues as the primary material for the GP practice, creating a sense of cohesion across the structure. Window frames and doors are finished in dark grey aluminium, complementing the overall palette. Generous areas of glazing and curtain walling are strategically integrated to establish visual connections with the athletics track and cycling infrastructure, while simultaneously flooding key internal spaces with natural light.

Several existing shipping containers would be retained and repositioned to minimise visual clutter and maintain functional utility.

Given the established context, the proposed building and associated structures are considered capable of integrating into the local environment without causing any significant or undue impact on visual amenity, or any adverse effect on neighbouring properties in terms of scale or appearance.

The exact specification of external materials would be agreed by an attached planning condition to ensure quality and legibility.



Proposed pavilion elevations and floorplan



Image of proposed pavilion design

Inclusive Access

A key objective of the proposed development is to ensure inclusive wellbeing by creating a sports hub that caters to a diverse range of users across all ages, abilities, and fitness levels. The design of the facility, its internal spaces, and the services offered have been designed to provide equitable access to physical activity, social interaction, and health improvement opportunities.

The proposed includes an Innerva Suite, equipped with specialist power-assisted exercise machines designed for individuals who may find conventional gym equipment challenging. This includes older adults, people with mobility limitations, those undergoing rehabilitation, and individuals new to exercise. The equipment enables safe, controlled movements that assist users through exercise cycles, supporting improvements in strength, flexibility, and cardiovascular health.

The development has been guided by best practice principles for inclusive design, ensuring that the facility can be used safely, easily, and with dignity by all, regardless of disability or impairment. Accessibility has been embedded throughout the scheme, from the sports pitches to the pavilion building.

The sports pitches themselves are level and present no barriers for wheelchair users or those with limited mobility. All paths and walkways are constructed from appropriate materials and designed with sufficient width to accommodate wheelchairs comfortably. The new pavilion building provides level access at all entrances and incorporates a registered 'Changing Places' facility, featuring a height-adjustable changing bench, a hoisting system, and a fully accessible WC. The space is designed to accommodate a wheelchair user, their wheelchair, and two carers, ensuring dignity and convenience. In addition, a standard accessible WC with external access is provided for users.

The proposal fully complies with Parts K and M of the Building Regulations, reflecting a commitment to safety, accessibility and inclusivity.

Impact to the Playing Field

Development Plan and Sport England's Playing Fields Policy generally oppose the loss of green or open spaces, especially where it involves the removal of a playing pitch. However, the policy allows for exceptions where the loss is offset by the provision of equivalent or better replacement facilities

In this case, the application site is designated as a playing field and the proposals would affect existing pitches and wider provision through the introduction of a new pavilion, relocation of storage containers, and creation of Artificial Grass Pitches (AGPs).

A Playing Field Statement accompanies the application and assesses the proposal against Sport England's Playing Field Policy. The proposal is considered compliant with Core Strategy Policy EN10, which supports developments that improve the quality of accessible sport and recreation and enhance local biodiversity. For existing facilities, development is permitted where ancillary and complementary to the

sporting use. The proposed pavilion, car parking, and landscaping are ancillary to the site's sports function. The weightlifting facility would be relocated to a nearby site in Wythenshawe, whilst the small throws and jump areas will be repositioned within the athletics track perimeter, stated as being agreed with England Athletics. Long throws would be accommodated at Manchester Regional Arena, which meets World Athletics standards for major competitions, an approach stated as being endorsed by England Athletics. Relocation of storage containers and the modular building are considered acceptable as these are existing ancillary structures.

The proposed BNG area would be located on disused football pitches that have been out of formal use for decades due to poor drainage. The area currently functions as an informal route and dog-walking space, often inaccessible after heavy rain. Significant drainage and groundworks would be required to reinstate the land as playing fields, as confirmed by a 2021 Agronomy Report. Consequently, the focus has shifted to enhancing facilities to the north, with this land identified as the most suitable location for BNG provision to offset habitat loss.

In line with NPPF paragraph 104, existing open space and playing fields should not be built on unless policy exceptions apply. The proposed pavilion meets exception (c), as it delivers alternative sports and recreational provision whose benefits clearly outweigh the loss of former use. Whilst the GP practice does not strictly fall under "sport and recreation," it aligns with wider health objectives and complements the site's sporting function, and the use at this location has been carefully considered against all relevant adopted policies and National Guidance and on balance is considered to be appropriate due to significant public benefits, which outweigh any harmful impacts from its location within the park. The relocation of the weightlifting facility meets exception (b), ensuring replacement provision of equal or better quality in a suitable location.

Whilst Sport England has maintained its objection due to the potential impact on the existing baseball pitch, as the development timeline overlaps with the outfield of the main baseball field and diamond. This could temporarily affect Manchester Baseball Club's ability to play games or train.

However, proactive discussions are underway between Manchester Active and the Club to identify solutions, including the relocation and construction of a new baseball diamond or alternative provision, ensuring any disruption is minimised and continuity for the Club is maintained. Any additional information received on this matter will be reported.

On balance, it is considered that the proposed development and associated mitigation would deliver an uplift in sporting provision within Wythenshawe Park and deliver meaningful social and sporting benefits for the local community and is considered to meet, the policy requirements set out in paragraph 104 of the National Planning Policy Framework (NPPF) and Policy EN10 of the Core Strategy. On this basis, the proposed mitigation is considered satisfactory.

Trees and Landscaping

An Arboricultural Impact Assessment and Method Statement have been submitted in support of the application.

The proposed development would necessitate the removal 7 individual trees to facilitate the widening of the vehicular access footpath and in the interests of public safety. These trees which include Goat Willow, Sycamore, Elder and Silver Birch species, comprise 4 x Category B trees and 2 X Category C trees. All remaining trees are to be retained and appropriately protected during construction.

The City Council's Arboriculturalist has reviewed the submitted assessment and raises no objection. While the loss of any trees is regrettable, removal is not considered to result in a significant adverse impact on the visual amenity of the area given the amount of existing tree cover and the quality of trees proposed for removal. The impact would be mitigated by side wide replacement tree planting on a 3 for 1 ratio in line with Development Plan policy. This would include a varied selection of predominantly native tree species throughout the site to soften hard landscaping, define open spaces, guide pedestrian movement, and add seasonal interest.

Within the wider park setting, species such as English Oak, Small-leaved Lime, Wild Cherry, and Hawthorn have been chosen to complement the landscape and strengthen the local habitat network, offering year-round visual diversity.

Tree planting within the car park is to help soften its appearance and provide shade, whilst additional planting includes Beech hedgerows to define boundaries and pedestrian routes to the proposed pavilion, along with ornamental shrubs around the pavilion itself. Wildflower meadows are planned for the sculpted bunds to enhance biodiversity.

The proposed landscaping and new trees, as well as the quality hard landscaping proposed would enhance both amenity and biodiversity above existing site conditions and represents an uplift in trees on site. The new planting is to be secured via an attached planning condition. On this basis, the impact on existing trees, coupled with the enhanced landscaping is considered acceptable.

Boundary Treatment

The proposal includes perimeter ball-stop fencing finished in polyester powder-coated RAL 6005 Moss Green to provide a discreet appearance that blends with the surrounding landscape. All sports fencing would comprise steel open mesh, incorporating a rebound section up to 1.2m on the internal pitch perimeter barrier. Above this height, the fencing transitions to a 200x50mm aperture, maintaining visibility whilst reducing visual impact. To minimise noise and vibration from ball impact, fence panels would be insulated from posts using neoprene washers at every fixing point to provide acoustic attenuation.

Given the site context and the proposed enhancements over existing treatments, this approach is considered appropriate and satisfactory.

Ecology and Biodiversity

An Ecological Impact Assessment has confirmed that the site primarily comprises low-value habitats, including modified grassland, sealed surfaces, and scattered trees, offering limited potential for protected species. A moderate likelihood of bat roosting was identified within the existing weightlifting building, while the modular changing block and metal shipping containers were assessed as unlikely to support bat activity. A bat re-emergence survey subsequently identified two roosts, meaning a European Protected Species Licence (EPSL) would be required prior to lawful demolition of the building. This licence can only be applied for following the grant of planning permission.

The proposed lighting scheme has been designed as a low-impact strategy to minimise disturbance to local wildlife.

To achieve biodiversity net gain (BNG), a designated area to the south-western corner of the site beyond Baguley Brook has been allocated to remain on-site, ensuring compliance with the statutory 10% net gain requirements. The BNG assessment indicates that the approximately 6.0-hectare site currently consists of modified grassland, sealed surfaces, scattered trees, and existing sports infrastructure. Whilst the development would result in some loss of grassland and built structures, it incorporates significant habitat creation and enhancement measures, including planting 88 native trees, the establishment of two hedgerow sections, and enhancement of over 1.25 hectares of neutral grassland. The assessment calculates an increase from 10.25 baseline habitat units to 12.57 units post-development, delivering a net gain of +22.64%, which exceeds the statutory requirement. Delivery would be secured through a Biodiversity Gain Plan and a long-term Habitat Management and Monitoring Plan.

In addition, biodiversity enhancements, such as bird boxes, bee bricks, and log piles, would be implemented and agreed through an attached planning condition. On this basis, the ecological impact is considered acceptable.

Residential Amenity

The proposed pavilion building, along with the relocated modular units and shipping containers, are single-storey in scale and positioned at a considerable distance from any sensitive neighbouring properties. The closest residential dwellings are approximately 155 metres to the north, across Wythenshawe Road, and are effectively screened by a substantial tree line. As such, the development would not result in any adverse impacts in terms of over-dominance, overshadowing, or overlooking.

With regard to noise and disturbance, the works are situated within an established park and sports ground that already accommodates activity levels associated with existing recreational and sporting uses. Even with the introduction of additional facilities, including the proposed GP practice, the anticipated noise and activity levels are not considered significantly harmful. Noise breakout from the proposed sports pitches is considered acceptable when assessed against the current use of the site and the potential use of the playing fields. Conditions are included to control hours of

operation and servicing, alongside compliance with mitigation measures outlined in the Noise Management Plan, as detailed within the submitted Baseline Noise Survey and Noise Impact Assessment.

The assessment also evaluates potential noise impacts from the pavilion and associated mechanical and electrical plant on the nearest noise-sensitive receptors. Environmental Health have raised no objections, subject to a condition requiring the final design of external plant to ensure compliance with the Council's prescribed noise limits.

In terms of lighting, the proposed scheme has been carefully designed to safeguard residential amenity, particularly for properties to the west of the site, including those on Lawnhurst Avenue, which directly adjoin the western boundary opposite the sports pitches. Full details of the floodlighting covering specifications, lux levels, hours of operation, light spillage comparisons with existing installations, and mitigation measures have been submitted as part of the application. The assessment concludes that no unacceptable glare or overspill will occur. Conditions are included to control lighting hours and to address any unforeseen glare issues should they arise.

Heritage Impact

The site is located approximately 314 metres west of the Grade II Registered Park and Garden (RPG).

The area where development is proposed is very different in character from the park to the east around the historic core. Its distinctiveness is highlighted by its own vehicular access and characterised by its flat, open and treeless landscape with an ad hoc mix of single storey building, containers, athletics track and extensive hard surfaces. It forms the gateway into Nan Nook Wood, a grade B SBI to the west having a dense mature oak and birch tree canopy, ponds and boardwalks giving a tranquil, semi-rural character.

The RPG boundary is formed by another vehicular road to the west of the Wythenshawe Hall former stable block and rose garden then runs east along the course of Baguley Brook. The Historic England RPG listing description includes the site within the setting of heritage assets, although there is limited intervisibility between it, the RPG and built assets. The nearest built assets are the grade II listed former stable block 356 metres east beyond which is the Grade II* listed Wythenshawe Hall and Grade II Oliver Cromwell statue. North of the statue is North Lodge, a Grade II listed gatehouse beside a pedestrian entrance.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest when considering planning applications that may affect them. This is reflected with Policy EN3 of the Core Strategy which requires assessment of the impact of new development on heritage assets, policy JP-P2 of Places for Everyone which similarly requires proposals affecting designated or non-designated heritage

assets and their settings to be considered in line with national policy contained within Section 16 of the National Planning Policy Framework (NPPF).

The application is accompanied by a Heritage Statement, which evaluates the potential impact of the proposal on the significance of the registered park and garden, as well as the listed assets situated within the eastern portion of the site.

The assessment concludes that views between the site and the registered park and garden are effectively screened by dense woodland, particularly the mature trees within Fir Coppice and Mere Wood, alongside the existing cycle pump track. Tree shelterbelts along the northern, western, and southern boundaries further reinforce this sense of enclosure, creating a strong green backdrop that visually contains the site.

Taking into account the existing context, the separation distance, and the robust vegetative buffer, any impact on heritage significance is considered to be less than substantial. Further, the replacement of poor-quality structures with a new pavilion would offer an opportunity to improve and coordinate the area's appearance and is considered of an appropriate scale and design for its setting within a park.

Paragraph 215 of the National Planning Policy Framework (NPPF) advises that where harm is assessed as less than substantial, this should be weighed against the public benefits of the scheme, including securing the asset's optimum viable use.

In this instance, there is a clear and compelling justification for the development. The scheme has been sensitively conceived and would deliver significant public benefits, particularly in promoting health and well-being within a sustainable location. These benefits are considered to outweigh any perceived heritage impact.

On this basis, the proposal is regarded as acceptable, with the impact on the heritage significance of the listed building and its setting considered sustainable and proportionate.

Impact to the Highway

A Transport Statement accompanies the application and confirms that the development is not likely to have significant impact on the local highway network or highway safety.

Trip generation forecasts indicate approximately 20 additional two-way vehicle movements during the AM peak (08:00–09:00) and 66 during the PM peak (17:00–18:00), equating to around 672 daily two-way movements on weekdays. At weekends, the peak hour (10:00–11:00) is expected to generate 168 two-way movements, with a total of 624 daily movements. These levels are assessed as being acceptable and would not result in severe impacts on network capacity. Further information has however been requested in relation to trip generation during peak periods, particularly on Saturdays to ensure that there would be no harmful impact in terms of traffic accumulation or junction capacity to the nearby motorway junction. A requirement within the off-site highways works condition requires further junction modelling to be undertaken at this junction, for which mitigation in the form of a

camera to monitor and regulate traffic flow would be the likely outcome. With such mitigation in place, it is not anticipated that there would be any harmful impact to the operation of the highway.

In terms of parking, the proposal would deliver 167 parking spaces, comprising 124 standard bays, 17 accessible bays, 8 minibus bays, EV charging spaces, 1 ambulance/emergency bay, 5 motorcycle spaces, and 28 cycle spaces. This represents a substantial improvement over the current GP practice, which offers only limited off-road parking, thereby reducing on-street parking demand.

Parking provision is to be supported by a Travel Plan promoting sustainable modes of transport, including walking, cycling, and public transport. Conditions would also secure construction management, traffic management, car park management, and event management measures to prevent undue highway impacts.

To improve access, the site's main road would be widened to 5.5m, enabling two-way vehicle movement without passing places. Vehicle tracking confirms this width accommodates large service and emergency vehicles. A new pedestrian footpath would further enhance safe access, along with a new crossing to be secured by a condition.

During construction, the existing car park would need to be closed. A temporary car park within the park is being planned under a separate application and is to be delivered prior to works commencing. An appropriate condition to secure this is included.

In summary, subject to the implementation of off-site highway works and compliance with conditions, including off-site highway works, the transport and parking impacts of the development is anticipated to be acceptable and in line with policy requirements. To strengthen the survey work already undertaken, further information has been requested in relation to trip generation and junction capacity, for which any additional comments will be reported.

Drainage and Flood Risk

The site is located within Flood Zone 1, although the southern portion identified for BNG is located in area as being at potential risk of flooding from rivers and the sea under future climate change scenarios. All 'More Vulnerable' uses, such as the Hub/Pavilion, including the GP surgery and café, are positioned outside the predicted flood extent.

A Flood Risk Assessment has been submitted with the application, addressing various sources of flood risk. The report indicates a medium likelihood of groundwater flooding and recommends mitigation by raising the finished floor levels of the proposed pavilion at least 150mm above ground level. Localised surface water ponding in low-lying areas would be managed through upgrades to the drainage system, ensuring capacity for a 1-in-100-year storm event plus climate change allowance.

The assessment demonstrates that the proposed development is not subject to significant flood risk. With the recommended mitigation measures in place, it is not

expected to increase flood risk to the surrounding area. Conditions are included which require the submission and approval of a detailed surface water drainage scheme, its ongoing management and maintenance, and confirmation of finished floor levels for the proposed building.

Crime and Disorder

A Crime Impact Statement (CIS) has been submitted with the application in order to assist in designing out crime and improve site safety.

The proposed development would allow for the continued use of natural surveillance and a degree of guardianship to the playing field and ancillary facilities.

In terms of the pavilion, to ensure the development incorporates sufficient security measures, a condition is included which require details of security measures to be included, which shall be to 'Secured by Design' standards, particularly door and window openings. Through the implementation of such measures, any impacts arising from crime or anti-social behaviour can be appropriately managed.

Ground Conditions

The Phase 1 Preliminary Risk Assessment has been assessed by Environmental Health is acceptable. A Phase 2 Assessment should be completed in accordance with the recommendations contained within Phase 1 assessment and further measures requested by Environmental Health. An appropriate condition is recommended, along with a further condition which requires a verification report to demonstrate the work is completed in accordance with agreed methodology.

Environmental Standards, Air Quality and Climate Change

It is recognised that during the construction phase of the development there is the potential for an impact to air quality because of vehicle exhaust emissions associated with traffic generated by the construction vehicles. Any impact can be effectively controlled via the implementation of a Construction Management Plan.

During the operational phase, the development is expected to generate only a modest increase in vehicle trips. Consequently, the overall significance of potential transport impacts is considered low, particularly given the site's location within an established park and sports facility and the fact that the proposal involves relocating the GP practice from the opposite side of Wythenshawe Road.

The submitted Air Quality Assessment concludes that emissions from road traffic during both construction and operation present a low risk and therefore do not require specific mitigation. Nevertheless, the scheme incorporates 18 electric vehicle (EV) charging spaces, with infrastructure for an additional 14, which is considered as an effective and sufficient measure.

The application is also supported by a Renewable and Sustainability Report, which sets out how the design minimises carbon consumption through passive measures such as enhanced building fabric and optimal orientation. Furthermore, energy-

efficient technologies, including heat pumps and a photovoltaic (PV) array, are proposed to reduce carbon emissions.

On this basis, it is considered that the development would not have an adverse impact on local air quality and that climate change considerations should not present a barrier to the proposal.

Waste Management

An external, ventilated refuse store is located to the north of the pavilion building adjacent to the car park. Separate bins would also be provided internally for various waste streams.

Bins would be collected directly from the bin store adjacent to the car park. Staff / cleaners of the pavilion would be responsible for emptying internal bins or any external bins and depositing waste within the bin store for collection. There will be no external clinical waste as this is collected from the GP facility rooms directly by a separate company.

The general principle of waste management arrangements and receptacle capacity is considered acceptable. A condition is included which requires a more detailed waste management strategy to be agreed, including collection frequency.

Car Park Management Plan

To alleviate any concerns about the impact of parking during works, a condition is included which requires the submission of a temporary parking strategy or equivalent measure in order to prevent vehicles being displaced on the adjoining highway. This would be required to be in place prior to the commencement of works.

Construction Management

To ensure construction and demolition is effectively controlled and to prevent any disruption to existing occupiers in the area, a condition is included which requires the submission and approval of a construction management plan which details working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Other Matters

Scheduling Concerns and Interim Measures

The majority of objections have come from local users of the existing sports facilities, including Simply Cycling, Wythenshawe Wheelers, and Manchester Baseball Club. Whilst there is no objection in principle to the proposal, concerns have been raised regarding the scheduling of works and the absence of arrangements for alternative provision. The cycle groups currently use the athletics track, which offers a secure environment for members with disabilities, additional needs, and older users. Closure of the track during construction is considered to have significant implications for

these groups, including potential financial impacts on charity providers due to lost income.

The Council is actively engaging with these groups to ensure continuity of provision. It should be noted that Wythenshawe Park already benefits from accessible pedestrian and wheeled routes for both public and club use, which would remain open throughout the construction period, maintaining inclusive access for all users. Although no alternative dedicated loop is planned at this stage, the refurbished athletics track combined with existing accessible routes will ensure inclusive cycling remains a core feature of the park. Additionally, alternative cycle track provision is available at Longford Park and Boggart Hole Clough.

Whilst it is acknowledged that the proposal may cause temporary inconvenience, its primary objective is to deliver enhanced facilities. The existing athletics track has reached the end of its life and cannot continue to support current activities without essential works. In the medium to long term, the proposed improvements would secure opportunities for inclusive sport and provide a permanent offer for Simply Cycling and other groups within the park.

Manchester Active has also maintained communication with Manchester Baseball Club since the early stages of the project. The intention is to retain two baseball diamonds at their current location as part of the wider works. Although there will be a period of disruption while the diamonds are upgraded, Manchester Active will work with the Club to ensure access to a suitable temporary venue for matches and training.

In terms of the existing changing room and weightlifting building, which currently accommodates Wythenshawe Weightlifting Club, demolition is necessary due to its deteriorating condition. Manchester Active is liaising with the Club to relocate the facility to a purpose-built venue approximately 1km away at Wythenshawe Sports Ground, which will be developed in parallel with this project as part of wider improvements. A planning condition would ensure that the relocation is completed before demolition, guaranteeing continuity for users.

On balance, the level of compromise required from existing users is considered necessary to deliver improved sporting facilities. The outcome would provide enhanced provision beyond current conditions, benefiting the health and well-being of the local sporting community.

Use of Area Identified for BNG

The area identified for Biodiversity Net Gain (BNG) was originally designated as a mitigation site to offset the loss of the Northenden Campus Playing Field (Ref: 131147/FO/2021). The approved mitigation strategy involved bringing the western portion of Wythenshawe Park into use as a playing field, with pitch types and sizes to be agreed in consultation with Manchester Active at the implementation stage. This process was informed by an Agronomy Report and a developer contribution of £498,000 was secured via a Section 106 agreement to fund the works.

In 2023, a planning application for the mitigation proposal (LPA Ref: 138740/VO/2023) was submitted and approved. However, during the preparation of a detailed cost plan for the approved pitch designs and associated works, it became clear that delivering two pitches in the intended location was no longer viable. Estimated costs had escalated to nearly double the original mitigation contribution of £498,000. The primary reason for this increase was the deterioration of ground conditions between the initial Agronomy Report and the granting of planning approval, resulting in substantially higher construction costs than anticipated.

In light of these challenges, the updated mitigation strategy now proposes the construction of two new pitches on the playing field located to the south of the sports hub site. It is the case that the overall sporting benefits are significant. The proposed sports hub would deliver two new natural turf pitches alongside two Artificial Grass Pitches (AGPs), creating enhanced facilities and enabling football participation to grow by an estimated 121%.

The precise location of the two new pitches within this area is to be determined following an updated Agronomy Report and consultation with key stakeholders, including the Football Foundation, Manchester FA, and local football clubs, as part of the wider masterplan strategy.

In the meantime, the area identified by BNG as part of the current application offers overall ecological enhancements and would enable net gain to be delivered on site as opposed to an off-site location.

Conclusion

The proposed development represents a significant upgrade to the existing sports ground, delivering a modern, inclusive, and accessible community sports hub that meets the needs of community. The proposal has been designed to respond sensitively to the site's heritage, local ecology, and the amenity of both nearby residents and park users.

This proposal consolidates existing and emerging community health and sporting requirements into a single, cohesive facility, offering significant enhancements to both the physical infrastructure and the social value of the site. The design achieves a careful balance between new development and the retention and improvement of existing assets, including the pump track and cycle trails, whilst introducing upgrades to circulation, access, and connectivity. Key improvements include the widening of the main access road and the introduction of a segregated pedestrian path would ensure safer movement through the site while minimising impacts on surrounding woodlands and designated Sites of Biological Interest (SBIs).

On balance, the scheme delivers a well-integrated and inclusive facility that supports sport, health, and community life, whilst respecting the park's character and ecological value. It responds to an identified and pressing need for enhanced sports and primary healthcare provision within the area, thereby delivering tangible social benefits to the local community.

The site is strategically located within a sustainable location and established residential suburb, close to the GP practice it seeks to replace and within an area already associated with sporting and recreational activity. The development is expected to generate only a modest increase in vehicular movements beyond the existing use. Furthermore, the proposed building is of modest scale, and its design and positioning have been carefully considered to complement the existing character of the area. As such, the scheme is not anticipated to result in any adverse effects on the wider park setting and is unlikely to cause any harmful or significant impacts in terms of ecology, flood risk, or residential amenity.

On this basis, the proposal is considered to comply with relevant development plan policies and planning guidance. Taking into account the planning balance, the development represents a positive and sustainable investment in community health and wellbeing.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation

Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as Local Planning Authority on 16 October 2025:

Site Location Plan (OS Tile) 118165-NPS-ZZ-RF-D-A-0802 1:5000 A3 P05
Proposed Full Site Sections 118165-NPS-XX-XX-D-A-0201 1:1000 A3 P03
Proposed Detailed Site Sections 118165-NPS-XX-XX-D-A-0202 1:500 A3 P03
Proposed Ground Floor Plan 118165-NPS-ZZ-XX-D-A-0300 1:200 A3 P06 P15
Proposed Roof Plan 118165-NPS-ZZ-XX-D-A-0305 1:200 A3 P04 P05 P09
Proposed GA Site Plan 118165-NPS-ZZ-RF-D-A-0803 1:2000 A3 P1
Proposed Site Plan G-208872 02
M3851-PA-01-V07 Landscape Layout
M3851-PA-01-V02 Biodiversity Enhancement Plan
1QPM-DR-C-910 rev P01 Vehicle Swept Path Analysis Refuse Lorry - Option
QPM-DR-C-912 rev P01 Vehicle Swept Path Analysis Fire Truck (And Ambulance)

Drawing referenced:

Proposed Building Elevations 118165-NPS-XX-XX-D-A-0600 1:200 A3 P11

Received by the City Council as Local Planning Authority on 16 October 2025:

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of above ground works (excluding demolition), samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials used shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, the Demolition Management Plan should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Details of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of demolition vehicles.

The development shall only be carried out in accordance with the approved Demolition Management Plan.

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.

For the avoidance of doubt, the Construction Management Plan should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The weightlifting/changing room building shown on drawing referenced Existing Site Plan 118165-NPS-ZZ-RF-D-A-0801 1:2000 A3 P09, received by the City Council as Local Planning Authority, shall not be demolished until:

(a) Full details of a replacement weightlifting facility, including its location, design, and specification, have been submitted to and approved in writing by the City Council as Local Planning Authority; and

(b) A timetable for the implementation and completion of the replacement facility has been agreed in writing with the Local Planning Authority.

Reason - To ensure continuity of sports provision for weightlifting in the area, pursuant to policies DM1, SP1 and EN10 of the Manchester Core Strategy and policy JP-P7 of Places for Everyone Joint Development Plan.

6) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan Document.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Method Statement report and Arboricultural Impact Assessment sheets 1 to 3, prepared by Arbtech, received by the City Council as Local Planning Authority on 16 October 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan.

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS:3837 'Trees in relation to Construction'.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

9) No above ground development, with the exception of demolition, shall take place until there has been submitted to and approved in writing by City Council as the Local Planning Authority, a plan indicating the positions, design, materials and type of all boundary treatment, including ball stop fencing, to be erected. The boundary treatment shall be completed before prior to first operation of the development hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - In the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

10) Notwithstanding details submitted, with the exception of demolition, no above ground development shall commence until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

11) The development hereby approved shall only be implemented in accordance with the measures outlined within submitted Crime Impact Statement (Ref: 244550-BWB-ZZ-XX-T-O-0002_CIS) dated 9 June 2022, received by the City Council as Local Planning Authority on 16 October 2025.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and policies JP-S1 and JP-P1 of the Places for Everyone Joint Development Plan.

12) Prior to the first occupation of the pavilion building hereby approved, a Servicing Strategy shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The strategy shall include details of the number and frequency of deliveries/collections, vehicle sizes, delivery times, access and safety arrangements. The agreed Strategy shall be implemented as part of the development and remain in use so long as the approved use is operational.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 hrs Monday to Saturday;
No deliveries/waste collections on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

14) Before the cafe use hereby approved becomes operational, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

15) a) Any externally mounted ancillary plant, equipment and servicing (with the exception of emergency plant equipment) shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first occupation of the development hereby approved a scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full prior to first occupation of the development.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved under parts a and b of this condition. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

c) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved

policy DC26 of the Unitary Development Plan, policy DM1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

16) a) The building hereby approved shall be implemented in accordance with the details contained within the submitted Baseline Noise Survey and Noise Impact Assessment (Ref: PC-24-0168-RP1-RevB) prepared by Pace Consult, received by the City Council as Local Planning Authority on 16 October 2025.

b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

17) a) The development hereby approved shall only be implemented in accordance with the external lighting details shown on the External Lighting Layout Sheets 1-2, and External Services Layout Sheets 1-2 prepared by CGP and details contained within the Sports Lighting Statement and Technical Information prepared by SSL and lighting calculations (G-208872), prepared by Surfacing Standards Ltd, received by the City Council as Local Planning Authority on 16 October 2025.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may commute and forage in the area pursuant to Manchester Core Strategy policies DM1 and EN15 and policies JP-P1 and JP-G8 of the Places for Everyone joint development plan.

18) The development hereby approved shall only be carried out in accordance with mitigation measures detailed within the submitted Air Quality Assessment produced by Rappor (Ref: 240675) dated September 2025 received by the City Council, as Local Planning Authority on 16 October 2025.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Manchester Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

19) The car parking and vehicular access arrangements shown on the approved drawings to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

20) Prior to first operation of the development hereby approved, an Event Management Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Event Management Plan shall include, but not be limited to, details of:

- Parking Arrangements - including the location, capacity, and management of on-site and off-site parking areas.

- Traffic Management - measures to prevent congestion on surrounding roads.

- Marshalling and Stewarding - the number, roles, and deployment of marshals to direct vehicles and pedestrians safely.

- Signage - temporary directional and information signage for parking and access routes.

- Emergency Access - arrangements to ensure clear routes for emergency vehicles at all times.

- Communication Strategy. To include details of how event attendees will be informed of parking and travel arrangements in advance of arrangements.

The approved Event Management Plan shall be implemented in full for the duration of each event and shall remain in use as long as the development is operational.

Reason - In the interests of highway safety, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

21) Notwithstanding details submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car;
- (2) A commitment to surveying the travel patterns during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as Local Planning Authority for approval. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD)and policies JP-S1, JP-S1, JP-P1 and JP-C1 of Places for Everyone Joint Development Plan.

22) Prior to occupation of the development hereby approved, full details of all necessary off-site highway work, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall then be implemented in accordance within a timescale to be agreed in writing by the City Council as Local Planning Authority. Work shall include:

- The provision of tactile paving and dropped kerbs to the reconfigured site access point on Wythenshawe Road.

- Notwithstanding details submitted, in consultation the Highway Services, the provision of a pedestrian crossing to the reconfigured site access point on Wythenshawe Road.

- The provision of double yellow lines adjacent to the site access to maintain visibility.

- The refreshment and extension of existing TRO's adjacent to the site along Wythenshawe Road.

- Explore mitigation at the M56 - Palatine Road junction and Palatine Road - Sale Road junction which could involve the installation of a CCTV camera/s at the motorway junction.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - In the interests of highway safety and residential amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy and policies JP-C4 and JP-C6 of the Places for Everyone Joint Development Plan.

23) Prior to the commencement of development, full details of the temporary car parking arrangements to be provided during the construction phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved temporary parking facilities shall be fully implemented and operational before any works commence on site and shall be retained for the duration of the construction period.

Reason - To ensure satisfactory off-road car parking is in place and in the interests of highway safety and the free flow of traffic, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

24) Notwithstanding details submitted, prior to the commencement of above ground works (excluding demolition), full details for the provision of secure and covered cycle parking provision for the development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be installed prior to the first occupation of the development and be retained thereafter for use by people visiting the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1,T2 and DM1 of the Manchester Core strategy and policy JP-C6 of the Places for Everyone joint development plan.

25) Prior to the first use of the car parking spaces hereby approved, a scheme for electric vehicle charging, together with details of infrastructure to allow further future EVC conversion shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential units hereby approved.

Reason - In the interest of air quality pursuant to policies SP1, DM1 and EN16 of the Manchester Core Strategy and policies JP-C8 and JP-S5 of the Places for Everyone Joint Development Plan.

26) No work to demolish the weightlifting/changing room building shall commence unless the City Council as Local Planning Authority has been provided with either:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license.

Reason - To ensure the protection of habitat of species (bats) that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy and policy JP-G8 of the Places for Everyone Joint Development Plan.

27) Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

28) With the exception of demolition, prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

29) The hard and soft landscaping scheme incorporating replacement tree planting shown on drawing referenced M3851-PA-01-V07 (Landscape Layout), received by the City Council as Local Planning Authority on 16 October 2025 shall be implemented in accordance with any timing/phasing arrangements approved or within the first planting season following first occupation of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

30) Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

31) a) The development hereby approved shall be implemented in accordance with the submitted Phase 1 (Ref: WPK-BWB-EGT-XX-RP-LE-001_PH1 P2) and Phase 2 (WPK-BWB-EGT-XX-RP-LE-001_PH2 P2) Land Contamination Assessment prepared by BWB Consulting, received by the City Council as Local Planning Authority on 16 October 2025.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining

what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

32) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as Local Planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

33) Notwithstanding details submitted, prior to the commencement of the development (excluding demolition) hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For the car park (brownfield) a minimum of

50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

- The hub/pavilion building development must be limited to greenfield runoff up to a 1 in 100- year event, including climate change allowance.

- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in

- 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- Where a sewer diversion or build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

- An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures(preferably through SuDS) to treat surface water prior to discharge.

- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

- Construction details of flow control and SuDS elements.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

34) Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the agreed surface water drainage scheme shall include:

- A verification report providing photographic evidence of constructed flow control and SuDS components as per the agreed design drawings.

- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

-Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

35) The development hereby approved shall only be implemented in accordance with the finished floor levels and flood mitigation measures detailed within the submitted Flood Risk Assessment prepared by BWB (Ref: 244550-BWB-ZZ-XX-T-W-0001_FRA-P02), received by the City Council as Local Planning Authority on 16 October 2025.

Reason - To manage the risk of flooding, pursuant to national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

36) a) The development hereby approved shall be carried out in accordance with details contained within the submitted Stage 3 MEPH and Energy Design Proposals and ventilation drawings and Renewable and Sustainability Planning Report prepared by CGP, received by the City Council, as Local Planning Authority on 16 October 2025.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

c) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

37) Prior to the first occupation/use of the development hereby approved, a detailed schedule of operational hours for each element/use of the development, including the sport pitches, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate only in accordance with the approved schedule.

Reason - To safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

38) Before the floodlights are first operated, a schedule detailing the permitted days and hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The floodlights shall thereafter only be used in accordance with the approved schedule.

Reason - To safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

39) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the pavilion building as identified on the approved drawings, shall be used only for purposes falling within F2 and E(b)(d)(e) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, including any other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To restrict the use of the premises to those specified, in order to protect the amenity of the surrounding area, pursuant to policy DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 144282/VO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Heritage & Urban Design
MCR Active
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Ecology Unit
Sport England

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Steven McCoombe
Telephone number : 0161 234 4607
Email : steven.mccoombe@manchester.gov.uk

