MANCHESTER CITY COUNCIL

Planning
Growth & Development
Delegated officer report for planning application

Application no. 144600/VO/2025

Date registered valid: 24 November 2025

Proposal: City Council Development - Refurbishment of existing sports pavilion (Class F2) involving a partial change of use to provide: a weightlifting gym (Class E), ancillary cafe and community room, external alterations, CCTV and lighting, reconfiguration to the existing hard landscaping to enable a widened pedestrian footpath, installation of external plant and enclosure and other associated works.

Address: Pavilion House, Wythenshawe Sports Ground, Willenhall Road, Manchester, M23 0BD
Ward(s): Northenden Ward

Applicant: Manchester City Council
Agent (if any): Lynsay Ewart Paul Butler Associates
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2026

Standard consultations:
Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 12 December 2025 Expired: 5 January 2026

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the pavilion building which forms part of the Wythenshawe Sports Ground. The sports ground consists of approximately 36 hectares of playing fields and associated car parking. The sports ground is located to the north of the M60. Vehicular and pedestrian access (blue arrow) is via Willenhall Road, while pedestrian only access can also be gained via a foot bridge over the M60 from Fellpark Road (yellow arrow). The sports ground and the area adjoining it to the north of the M60 is allocated as Green Belt.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant proposed the following:

- Internal reconfiguration to upgrade existing changing facilities to meet current standards and improve accessibility.
- Partial change of use of the building to a new weightlifting gym (219.3 sqm) which will be relocated from the existing facility at Wythenshawe Park Sports Hub.
- Provision of a café and community room within the existing building.
- External alterations including creation of new window and door openings secured with roller shutters on the east and north elevations.
- Installation of new extraction at roof level.
- Minor reconfiguration of the existing car parking layout to enable the widening of the pedestrian footpath.
- Provision of external plant compound with fenced surround.
- Relocated cycle Sheffield stands.
- Installation of fencing to meet pitch fencing.
- Installation of lighting and CCTV externally mounted to the building.

Consultations & Notification Responses

Members of the Public – No comments received.

Highway Services – Have made the following comments:

- The Planning Statement suggests that the new weightlifting facility could attract a maximum of 40 users. Although a realistic peak of 25-30 users has been applied. It is requested that a trip generation exercise for the development (including all aspects of use) is submitted. This should include car parking accumulation.
- The site is accessible by sustainable modes. Regular bus services and Metrolink services are located within walking distance of the site.
- The application form confirms that 12 cycle parking spaces will be in place. This is acceptable in principle.
- Bin storage to remain as per the existing arrangement in the service yard to the south of the building. The Waste Proforma confirms that waste collection will continue as per the existing arrangement. It is requested that details of the existing waste collection and servicing arrangements are provided.
- Confirmation is sought as to whether a Travel Plan currently exists for the Sports Pavilion. In the absence of such a plan, it is recommended that a comprehensive Travel Plan be prepared and implemented, ideally integrated with the Wythenshawe Park and Sports Hub Travel Plan to ensure consistency and coordinated management.
- Please confirm whether an existing Events Management Strategy or Car Park Management Strategy is in place. If not, it is requested that an Events Management Strategy be prepared and implemented for larger events.
- It is recommended that a Traffic Management Strategy is conditioned to any consent.
- It is requested that a full Construction Management Plan should be conditioned.
- The Planning Statement and Design and Access Statement indicate that the proposals form part of a wider programme of improvements to Wythenshawe Sports Ground, which includes new artificial grass pitches with associated fencing and sports lighting. It is understood that these elements will be subject to a separate planning application.

Environmental Health – Requested further information on the waste management arrangements.

They also noted that as the development is located a significant distance from any noise-sensitive receptors and the adjacent motorway would mask any noise generated on the site the imposition of acoustic insulation conditions would not be necessary in this instance.

MCR Active – Manchester Active is fully supportive of the application to create a new sports pavilion at Wythenshawe Sports Ground.

Manchester City Council is the lead applicant for this Football Foundation–funded proposal, working in partnership with Trafford and Stockport local authorities. The pavilion represents the first phase of a wider plan to establish a Football Hub, incorporating new Artificial Grass Pitches and a reconfiguration of existing pitches to improve the site's efficiency and its ability to meet both current and unmet demand for pitch sports in Wythenshawe and North Trafford.

The proposal is closely linked to planning application 144282/VO/2025 for a new sport and wellbeing hub at Wythenshawe Park. As part of the wider development, the existing Weightlifting Club will be displaced from its current location in the park and relocated to a bespoke facility within the new pavilion at the Sports Ground.

The proposal aligns with Manchester's strategic sports objectives and supports themes around increasing physical activity as set out in:

- The Making Manchester Fairer Plan
- The Our Manchester Strategy
- Manchester's Playing Pitch and Outdoor Sport Strategy (2022, updated 2024)
- Manchester's Sport and Physical Activity Strategy

High-level project benefits include:

- Creation of 15 full-time jobs, along with volunteering and activity opportunities for local residents.
- Development of a high-quality training and education hub that builds capacity and skills, connecting residents to employment, training, and skills opportunities.
- Provision of a home for community clubs, groups, education partners, and leagues, supporting projected growth of over 300 community football teams across a 10-year operating plan, including opportunities for juniors, adults, women and girls, and disability football.
- Establishment of a new Regional Talent Centre for Weightlifting, supporting pathways into regional, performance, and elite squads.
- Delivery of a low-carbon build that improves operational efficiency and contributes to long-term carbon-neutral ambitions.

Sport England – No comments received.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;

c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

Policy HC4 (*Proposals for new and improved community facilities and public service infrastructure*) – Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities.

Policy HC7 (*Development affecting existing recreation facilities*) – Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:

a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and/or quality, in a location which offers comparable or improved accessibility for the community it serves; or
c. The development is for alternative sports, play or other recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy GB6 (*Control of development in the Green Belt*) – Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. It states further that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

Policy GB7 (Development which is not inappropriate in the Green Belt) - The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or required to demonstrate very special circumstances:

a. Development which is for agriculture, horticulture and forestry;
b. The re-use, extension, alteration or replacement of an existing building, provided that: i. the existing building is of permanent and substantial construction; and ii. the extension or alteration will not result in a disproportionate increase in size over and above the size of the original building; or iii. in the case of proposals for a replacement building, it is in the same use and not materially larger than the one it replaces.
c. Limited infilling in villages;
d. Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);
e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;

f. Certain other forms of development provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 8 (*Promoting healthy and safe communities*) and Section 13 (Protecting Green Belt land) are of relevance:

Paragraph 103 in Section 8 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 152 in Section 13 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

a. buildings for agriculture and forestry;
b. the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
e. limited infilling in villages;
f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
g. limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
h. Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P7: *Sport and Recreation* – This policy states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible.

Core Strategy Development Plan Document – 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 been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy EN10, *Safeguarding Open Space, Sport and Recreation Facilities* – This policy states that 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 will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

It states further that proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- The site has been demonstrated to be surplus for its current open space, sport or recreation function; or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy EN12, *Area priorities for Open Space, Sport and Recreation* – The priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas include the following:

- Wythenshawe: improve existing facilities and sites.

Issues

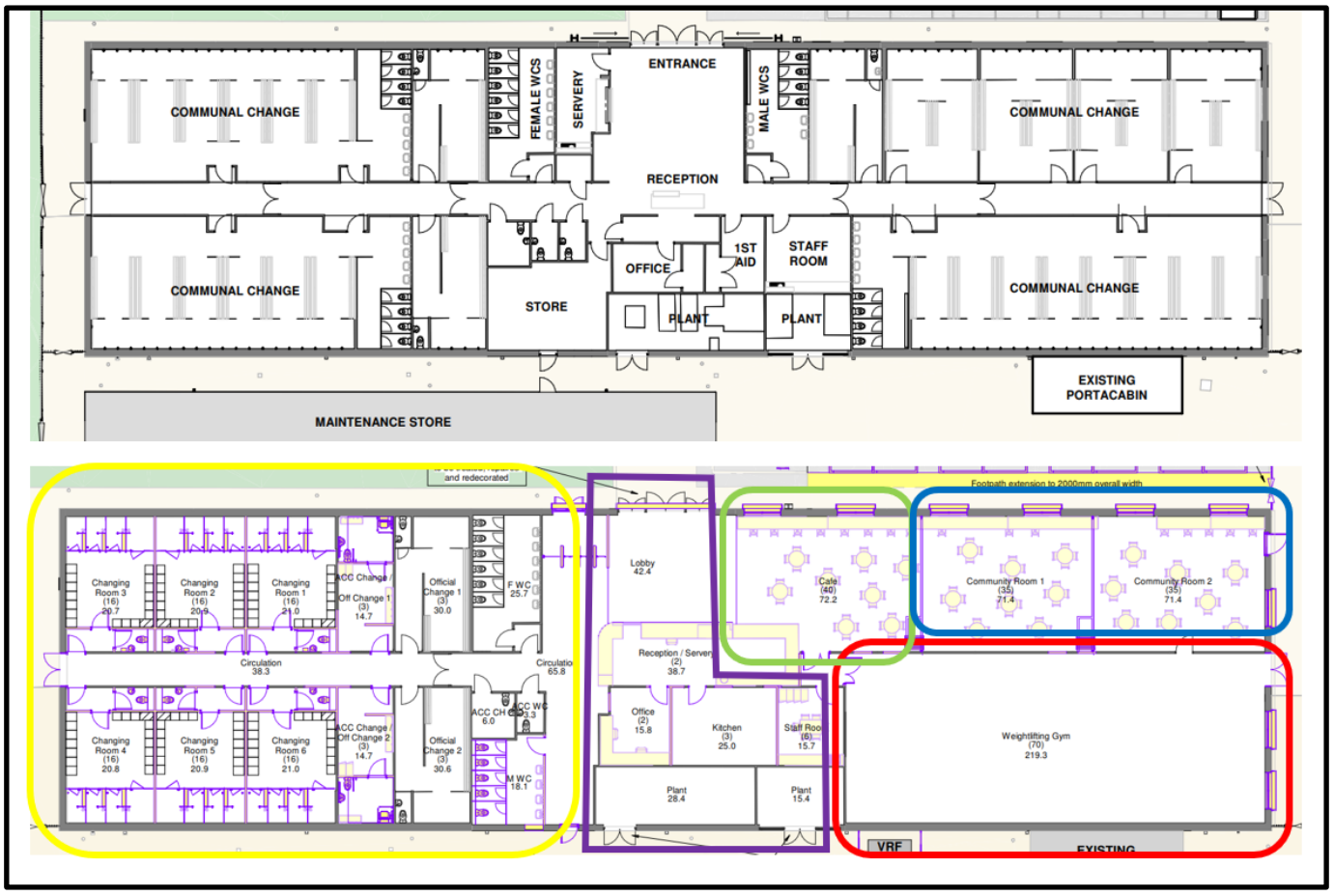
Principle of the Proposal – This proposal is a council led initiative and is undertaken in conjunction with Trafford and Stockport local authorities and is funded by the Football Foundation. As the improvements to the sports offer on the site would contribute positively to community recreation and the continued use of the site, the principle of enhancing and modernising the facilities at the existing sports ground is considered acceptable. Notwithstanding this, the proposal will still require an assessment of its potential impacts on visual amenity and the living conditions of nearby residents. In addition, consideration must be given to pedestrian and highway safety to ensure that any increased activity or changes to site access do not result in adverse impacts.

Building Alterations – The proposed elevational alterations come in the form of new openings to provide outlook and natural light to the café, community room and weightlifting gym, together with other minor alterations associated with the safe operation of the building including new lighting, CCTV and plant. The location of the new doors and windows is shown below.



Change of Use – The building is currently used solely as a changing facility with associated office space, as shown in the first image below.

The proposal introduces several additional uses within the building, as illustrated in the second image. While the primary function would remain as a changing facility (yellow), the scheme also incorporates an ancillary café (green), two community rooms (blue) and a weightlifting room (red), the latter relocating from Wythenshawe Park. The central core of the ground floor (purple) would accommodate administrative and back-of-house functions.



It is considered that these new uses would enhance the overall recreational offer at Wythenshawe Sports Ground. For this reason, there is no objection to the introduction of the proposed uses at this site.

Compound and Associated Works – A small compound is proposed to the rear of the property which will house some external plant. This much smaller compound would be located behind the existing fencing that encloses the rear of the building. Given the location of this compound at the rear of the building it is not considered it would have a detrimental impact on existing visual amenity levels. A number of minor works are proposed at the front of the building, such as relocating cycle stands, a small length of fencing to meet the pitch fencing (subject to a separate application) and the widening of a footpath next to the car park. These works will not have a detrimental impact on visual amenity.

Overall, it is not considered that these associated works would have any different detrimental impact upon existing levels of residential of visual amenity.

Residential Amenity – It is acknowledged that the introduction of café and weightlifting facilities into a building, even one already operating within a wider sports-related use, would, in many circumstances, warrant the imposition of acoustic insulation conditions to safeguard the living conditions of nearby residents. However, in this case, the nearest dwellings lie more than 110 metres to the south of the site and are physically separated from it by the intervening motorway. Given this substantial distance and the existing baseline noise environment generated by traffic on the M60, it is not considered necessary to require additional acoustic insulation measures for either the building itself or any associated external plant. This has been recognised by Environmental Health.

In light of these factors, it is concluded that the proposal would not give rise to any material harm to the current levels of residential amenity enjoyed by those living closest to the sports ground.

Visual Amenity – The remote siting of Pavilion House, combined with the existing screening and surrounding topography, means that the building is not readily visible to passing members of the public. As a result, views of the site are already limited and largely contained within the immediate sports-ground environment. Given these circumstances, together with the modest scale and unobtrusive nature of the proposed elevational alterations, it is not considered that the development would give rise to any adverse impact on the visual amenity of the area.

Car Parking – The existing car parking facilities are situated to the east of Pavilion House and provide capacity for approximately 300 vehicles. This level of provision is considered adequate to support the day-to-day sporting and recreational activities at Wythenshawe Sports Ground. However, the concerns raised by Highway Services regarding the potential impacts of larger-scale events are acknowledged. In light of this, it is considered appropriate to impose a planning condition requiring the submission and approval of an Events Management Strategy to ensure suitable arrangements are in place for such occasions.

Pedestrian and Highway Safety – Although the weightlifting room will contain 40 work stations, it is anticipated that only 20–30 stations would be in use at any one time. Given this expected level of activity, the weightlifting use is not considered likely to generate a volume of vehicle movements that would adversely affect existing levels of pedestrian or highway safety along Willenhall Road or the surrounding highway network. Furthermore, the proposed café would operate as an ancillary facility to the sports ground and is therefore not expected to give rise to any significant increase in traffic movements to and from the site.

Travel Plan – The sports ground is served by extensive on-site car parking provision, and its relatively remote location ensures that vehicular access does not give rise to undue pressure on nearby residential streets. Moreover, the site operates independently of the surrounding residential estates, and as such, the typical rationale for securing a Travel Plan, namely to manage travel demand in more constrained or sensitive urban locations, does not necessarily apply here. On this basis, the imposition of a Travel Plan condition is not considered justified or proportionate in this instance.

Construction Management – Due to the limited nature of the proposed works, the substantial size of the site and its car parking areas, and the separation from nearby residential properties, it is not considered necessary in this instance to impose a Construction Management Plan condition.

Drainage – The site is located in Flood Zone 1, the lowest risk, and as such from a drainage perspective, the proposal does not give rise to any concerns. The nature and scale of the development is not anticipated to place additional pressure on existing drainage infrastructure, and no evidence has been identified to suggest an increased risk of surface-water runoff or localised flooding.

Waste Management – While it is noted that the applicant intends to continue using the existing waste management arrangements, the introduction of additional uses, including a café, a weightlifting room and several community meeting rooms, is likely to generate new or increased waste streams. To ensure that waste is managed appropriately across the site, it is considered necessary to impose a condition requiring the submission of an updated Waste Management Strategy.

Trees – The proposed works do not require the loss of any existing trees, this is welcomed.

Ecology – Given the nature of the proposal it is not considered the application raises any concerns in respect of ecological matters.

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 a right to a fair hearing and to this end the local planning authority 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 polices 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 recommendation given 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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 on 21 November 2025:

a) NPS-ZZ-00-D-A-0802 P03 - LOCATION PLAN
b) 118404-NPS-ZZ-00-D-A-0300 P04 - GA LEVEL 00 FLOOR PLAN
c) 118404-NPS-ZZ-01-D-A-0305 P02 - GA ROOF PLAN
d) 118404-NPS-ZZ-XX-D-A-0600 P02 - ELEVATIONS
e) 118404-NPS-ZZ-00-D-A-0801 P01 - EXISTING SITE BLOCK PLAN
f) 118404-NPS-ZZ-00-D-A-0803 P01 - PROPOSED SITE BLOCK PLAN
g) 15152-CGP-00-00-DR-E-6801 P01 - GF ELECTRICAL SERVICES PLAN
h) 15152-CGP-00-00-DR-E-6802 P01- ADDITIONAL PLANS
i) P197-222-A - DENVER ID LIGHTING PLAN
j) P24-00827 01 - TOPOGRAPHICAL SURVEY DRAWING

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 first use/occupation of the development hereby approved, a detailed Traffic Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 of the Manchester Core Strategy.

4) Prior to the first use/occupation of the development hereby approved, a detailed Waste Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to Policies EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCR Active
Parks & Events
Sport England

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Green Belt Land - Green Belt Area (LDF)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA