

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142533/FO/2025

Date registered valid: 28 April 2025

Proposal: Installation of three all weather cricket net lanes for training purposes.

Address: South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG

Ward(s): Chorlton Ward

Applicant: Mr Michael Cowell, South West Manchester Cricket Club

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@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: 15 May 2025

Standard consultations: Printed: 1 May 2025 Expired: 23 May 2025

Neighbour notifications: Printed: 1 May 2025 Expired: 23 May 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to an open green space associated with the South West Manchester Cricket Club. The Cricket Club features existing club buildings and cricket pitch. Access is from Ellesmere Road.

Description of area

The Club grounds are in a mostly residential part of the Chorlton ward of Manchester. The site is bounded by residential properties on Brantingham Road to the north, St Werburgh's Road to the east, Chandos Road and Ellesmere Road to the South and Egerton Road North to the west.

Description of development

Installation of three all-weather cricket net lanes for training purposes.

The lanes are 29880mm long and 11580mm wide with a maximum net height of 4000mm. The lanes are proposed to be in the southeast corner of the site close to the shared boundary.

The lanes are non turf with metal supports for the nets and are designed for all-weather practice.

The applicant expects to use the nets (subject to weather):

Mondays 5 till 8 p.m.

Thursday 5:30 – 8:00 p.m.

There will also likely be ad hoc pregame warmups around 5 – 6 p.m. for weekday matches and weekend lunch times before weekend matches.

This will likely increase during school holidays with some additional sessions perhaps 10 – 4 p.m.

October to March (approx.) the nets are likely to be dormant / out of action.

PLANNING HISTORY

086354/FO/2008/S1

Description: Erection of 14 x 3 storey semi-detached houses and garages and re-organisation of playing pitch to allow repositioning of cricket nets to south east corner

Decision: Approved 12/06/2009

101730/FO/2013/S1

Description: Erection of 6.1-metre-high ball stop fencing consisting of white netting and steel posts

Decision: Approved 18/04/2013

098949/FO/2012/S1

Description: Erection of 6.1m high ball-stop mesh fencing at the rear of 267a to 269e Brantingham Road

Decision: Refused 23/08/2012

066397/FO/SOUTH1/02

Description: Retrospective erection of 2.4 metre high pallisade fence around part of car park

Decision: Approved 07/01/2003

060872/FO/SOUTH1/00

Description: Single storey extension to form new changing rooms with rooftop terrace, two storey score box extension and creation of a 21 space car park.

Decision: Approved 26/04/2001

048536/FO/CENTL1/95

Description: Erection of a single storey building to provide changing room facilities

Decision: Approved 01/05/2025

046580/RO/CENTL1/94

Description: Renewal of planning permission ref F39569 for use of portakabin as changing rooms for a further period of 2 years

Decision: Approved 02/03/1995

039569

Description: Erection of a portakabin for a temporary period

Decision: Approved 03/10/1991

037244

Description: Ground floor extension to form new billiard room and first floor extension to provide store

Decision: Approved 12/12/1990

033115

Description: Erection of a score hut in connection with existing cricket club

Decision: Approved 02/02/1989

023883

Description: Erection of floodlighting around bowling green

Decision: Approved 24/04/1985

F16466

Description: Erection of a bowling hut.

Decision: Approved 25/09/1981

F12754

Description: Erection of entrance porch to club house.

Decision: Approved 04/03/1980

F04053

Description: Alterations and extensions to the existing Club House.

Decision: Approved 03/03/1976

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and, after confirming the proposed hours of use, has no objection to the proposed development.

MCR Active

Manchester Active are fully supportive of the proposal as it is part of the agreed mitigation for loss of playing field associated with Harry Dalton Playing Field (Ref: 135604/FO/2022).

Sport England

Sport England raised no objections, subject to condition, to this application as it is considered to meet Exception 2 of their Playing Fields Policy and to accord with Paragraph 104 of the National Planning Policy Framework (NPPF).

Greater Manchester Ecology Unit (GMEU)

The application was submitted without a BNG metric with the applicant applying the de minimis exemption however as the development affects over 25m² of habitat BNG does apply and the applicant was asked to provide a BNG metric for assessment.

GMEU were accepting in principle to the development noting the BNG appears to be accurate and appropriate, with no reason to doubt the assessment. The proposal is currently resulting in a 10.41% net gain. They did however note that the compensation area in the northeast corner of the cricket pitch is within a blue -line boundary and is considered 'off-site' in the BNG metric.

Notifications

Local Residents

1 no. comment received neither supporting nor objecting to the application with comments including

- Proximity of trees
- Design of the proposed nets

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The compensation area in the northeast corner of the cricket pitch is within a blue -line boundary and is considered 'off-site' in the BNG metric.

Updated proposed development

The updated scheme changes the red line of the development to include the compensation areas of the proposed development.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

As the red line boundary has changed the application required a full 21-day re-consultation (notification sent 18 December 2025 and expired 11 January 2026)

Consultations

Greater Manchester Ecology Unit (GMEU)

The location plan/site boundary and BNG assessment now appear to be consistent with each other.

As per the BNG assessment, the proposal exceeds the mandatory 10% net gain required onsite for habitat units (+11.36%). The gains are not considered to be 'significant' and therefore a simple landscape management plan should be provided to detail habitat creation and management, and the gains can be secured by condition. A 30-year Habitat Management and Monitoring Plan (HMMP) is not required for this application.

Manchester City Council Environmental Health

No further comments

MCR Active

No further comments

Sport England

No further comments

Notifications

Local Residents

1 no. comment received objecting to the updated proposal with comments including

- Loss of light and view
- The design and appearance of the structure
- Noise and general amenity impact

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)

- Development Management and Planning Obligations
 - DM 1 - Development Management
- Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 9 – South Manchester
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 9 – Green Infrastructure
 - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
 - EN 11 - Quantity of Open Space, Sport and Recreation
 - EN 12 - Area priorities for Open Space, Sport and Recreation
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - Greener Places
 - JP-G6: Urban Green Space
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P7: Sport and Recreation
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 8 – Promoting health and safe communities
 - Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 7 - Building a strong, effective economy
 - E2: Meeting the need for business land and premises
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

- Chapter 16 - Promoting healthy communities
 - HC4: Proposals for new and improved community facilities and public service infrastructure
 - HC6: Retention of key community facilities and public service infrastructure
 - HC7: Development affecting existing recreation facilities
 - HC8: Development affecting Local Green Space
- Chapter 19 - Conserving and enhancing the natural environment
 - N2: Improving the natural environment
 - N3: Trees in new development

Other Material Considerations

The following documents are also material consideration for the proposal

- [Playing Pitch and Outdoor Sport Needs Assessment and Strategy](#) (2022)

ASSESSMENT

Principle of development

The proposed development for the installation of three all-weather cricket net lanes is acceptable in principle. It aligns with Manchester Core Strategy policies SP 1 and EN 10, which promote sustainable development and safeguard sport and recreation facilities. It also accords with Policy JP-P7 of the Places for Everyone Plan, supporting inclusive and accessible sport infrastructure to enhance community wellbeing.

National policy in NPPF Paragraph 96 encourages planning decisions that improve opportunities for sport and physical activity. The proposal meets Sport England's Playing Fields Policy Exception 2, as it provides ancillary facilities that enhance cricket provision without compromising the usability of the playing field.

Supported by Manchester Active and consistent with the Playing Pitch and Outdoor Sport Strategy (2022), the development addresses local deficiencies in training infrastructure and promotes increased participation in physical activity.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed development is appropriately sited in the southeast corner of the Cricket Club grounds, within the outfield area. The three all-weather lanes and associated nets are proportionate to the site and fit within its established context. The net frames, with a maximum height of 4 metres, have limited massing due to their lightweight metal structure. While the location is close to the site boundary, the scale of the development, the existing use, and boundary treatments ensure that the proposal would not result in an overbearing or over dominant feature. The design is therefore considered acceptable

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The proposed development would have a limited visual impact on the surrounding area. Only minimal views of the cricket nets are possible from public vantage points due to their siting within the southeast corner of the grounds and existing boundary treatments. The scale and lightweight design of the metal frames, together with the use of appropriate materials, ensure the development is proportionate and sympathetic to its context. As such, the character of the area, which is defined by the existing cricket club use, would not be unduly affected.

Effects on amenity

Privacy

The proposal has limited impacts to privacy given the existing cricket club and boundary treatments. Impact on privacy to neighbours would be no more than existing.

Light

There is no lighting proposed.

Noise

The proposed development is not expected to generate noise beyond what would reasonably be anticipated from the existing cricket club use. While the nets are positioned close to the site boundary, the combination of existing boundary treatments and the proposed hours of operation ensures that any impact on neighbouring residential amenity would be negligible and no greater than the current situation. Environmental Health has raised no objection, confirming the proposal is acceptable in terms of noise.

Road Safety and Traffic Generation

The proposal is within the existing cricket grounds with the existing car park for off street parking. The new facilities are not expected to dramatically increase traffic to the site given their scale.

Accessibility

The proposal does not change how people can get in and out of the site.

Community safety and crime prevention.

The proposed nets are within the ground of the existing cricket club and existing fencing.

Adequacy of internal accommodation and external amenity space.

The proposal has no effect on the internal amenity space at the site.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The Biodiversity Net Gain (BNG) assessment confirms that the proposal exceeds the mandatory 10% net gain requirement, achieving +11.36% onsite habitat units. These gains are not considered significant and can be secured through a simple landscape management plan, rather than a full 30-year Habitat Management and Monitoring Plan (HMMP), which is not required in this case.

In accordance with the statutory Biodiversity Gain Condition, the applicant will need to discharge this prior to commencement.

A condition has been attached to ensure bird nesting remains undisturbed.

Green Infrastructure including open space, both public and private

Sport England, in consultation with the England and Wales Cricket Board (ECB), has confirmed that the proposal meets the requirements of Sport England's Playing Fields Policy Exception 2, as the facility is ancillary to cricket provision and does not compromise the usability of the playing field. The ECB supports the club's vision to enhance training facilities and recommends compliance with its technical standards, including orientation and use of an ECB-approved installer.

Sport England has raised no objection, subject to conditions, and considers the proposal consistent with Paragraph 104 of the NPPF, which promotes opportunities for sport and recreation. Manchester Active is also fully supportive, noting that the development forms part of agreed mitigation for the loss of playing field at Harry Dalton Playing Field (Ref: 135604/FO/2022).

The proposal aligns with Manchester's strategic objectives for sport and physical activity, as set out in the Playing Pitch and Outdoor Sport Strategy (2022, updated 2024), the Our Manchester Strategy, and the Making Manchester Fairer Plan. It will deliver key community benefits, including:

- Improved health and wellbeing and increased participation in sport.
- Targeted investment in communities with the greatest need.
- Long-term sustainable facilities and efficient management.
- Safe, inclusive, and welcoming spaces for all priority groups.

With regard to on-site green infrastructure, the nearest trees are located within the hedgerow boundaries approximately 4 metres from the main area of works. Given this separation distance and the limited physical footprint and depth of the proposed nets, the development would not result in any impact on these trees.

Taken together, the development will enhance local green infrastructure and contribute positively to the provision of sport and recreation facilities in the area.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site (soakaway).

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 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 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.

PLANNING BALANCE & CONCLUSION

The proposed installation of three all-weather cricket net lanes is considered acceptable when assessed against the development plan and material considerations. The scheme supports sustainable development by enhancing local sports infrastructure in line with Core Strategy policies SP1, EN10, and DM1, and Places for Everyone Policy JP-P7. It delivers community benefits through improved opportunities for physical activity without causing undue harm to residential amenity, visual character, or biodiversity. Conditions will secure appropriate design, hours of use, and biodiversity net gain. On balance, the proposal accords with the National Planning Policy Framework and local policy objectives, and approval is recommended.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Location Plan	12 Dec 2025		THE LOCATION PLAN
b.	Drawing - Proposed	26 Mar 2025		DESIGN 3- 3D LANES
c.	Environmental Statement	17 Oct 2025		BNG METRIC
d.	Environmental Statement	17 Oct 2025	V4	BNG REPORT
e.	Supporting Information	21 May 2025		SYNTHETIC TURF CRICKET PRACTICE FACILITY

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Details of installation to ECB standards

No development shall commence until details of the design and layout of the cricket practice nets hereby approved have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England and the ECB. The cricket practice nets shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Core Strategy DM1, EN1, SP1, EN9 and EN10.

4. Hours of use

No activity on the cricket facility hereby approved shall be permitted outside the hours of:

Monday to Saturday - 09:00 to 21:00

Sunday - 10:00 to 20:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5. Construction management plan

No development shall commence until full details of:

- the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
- a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and

shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect playing field from damage, loss or availability of use and to accord with Core Strategy DM1, EN1, SP1, EN9 and EN10.

6. Bird nesting

Work that will impact on habitats where nesting birds may be present (for example vegetation clearance), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Reason – To ensure minimal disturbance to nesting birds in accordance with policies DM1, EN1, SP1 and EN9 of the Manchester Core Strategy.

INFORMATIVE(S)

1. BNG Standard Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Manchester City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun.

2. Biodiversity Enhancements

In accordance with national and local planning policy, applicants are encouraged to incorporate biodiversity enhancements within the development. Simple measures such as installing bat or bird boxes on buildings or trees, planting native species, or creating small wildflower areas can help support local wildlife and contribute to biodiversity net gain.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Environmental Health

MCR Active

Sport England

267B Brantingham Road, Manchester, M21 0DZ

267 Brantingham Road, Manchester, M21 0DZ

52 St Werburgh's Road, Manchester, M21 0TJ

46 St Werburgh's Road, Manchester, M21 0TJ

40 St Werburgh's Road, Manchester, M21 0TJ
26 Chandos Road, Manchester, M21 0ST
31 Chandos Road, Manchester, M21 0SS
30 Ellesmere Road, Manchester, M21 0SR
269 Brantingham Road, Manchester, M21 0DZ
269F Brantingham Road, Manchester, M21 0DZ
269E Brantingham Road, Manchester, M21 0DZ
269C Brantingham Road, Manchester, M21 0DZ
269B Brantingham Road, Manchester, M21 0DZ
269D Brantingham Road, Manchester, M21 0DZ
267F Brantingham Road, Manchester, M21 0DZ
267C Brantingham Road, Manchester, M21 0DZ
267D Brantingham Road, Manchester, M21 0DZ
267A Brantingham Road, Manchester, M21 0DZ
50 St Werburgh's Road, Manchester, M21 0TJ
42 St Werburgh's Road, Manchester, M21 0TJ
269A Brantingham Road, Manchester, M21 0DZ
24 Chandos Road, Manchester, M21 0ST
54 St Werburgh's Road, Manchester, M21 0TJ
48 St Werburgh's Road, Manchester, M21 0TJ
44 St Werburgh's Road, Manchester, M21 0TJ
38 St Werburgh's Road, Manchester, M21 0TJ
36 St Werburgh's Road, Manchester, M21 0TJ
34 St Werburgh's Road, Manchester, M21 0TJ
32 St Werburgh's Road, Manchester, M21 0TJ
30 St Werburgh's Road, Manchester, M21 0TJ
28 St Werburgh's Road, Manchester, M21 0TJ
26 St Werburgh's Road, Manchester, M21 0TJ
24 St Werburgh's Road, Manchester, M21 0TJ
29 Chandos Road, Manchester, M21 0SS
28 Ellesmere Road, Manchester, M21 0SR
56 St Werburgh's Road, Manchester, M21 0TJ
58 St Werburgh's Road, Manchester, M21 0TJ
267E Brantingham Road, Manchester, M21 0DZ

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA