

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144162/FO/2025

Date registered valid: 21 October 2025

Proposal: Replacement of existing cricket nets training area, with lockable gate with increase in length utilising tubular steel, green netting, synthetic woven tufted carpet and porous tarmac base on top of graded stone foundation

Address: Whalley Range Cricket And Lawn Tennis Club, Kingsbrook Road, Manchester, M16 8NR

Ward(s): Whalley Range Ward

Applicant: Mr Michael Hill, Whalley Range Cricket & Lawn Tennis Club

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: November 2025

Standard consultations:

Printed: 28 October 2025 Expired: 18 November 2025

Neighbour notifications

Printed: 28 October 2025 Expired: 18 November 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

Description of site/building

The site that is the subject of this planning application is identified as the Whalley Range cricket and lawn tennis club. It is bounded to the north by Kingsbrook Road and to the south- east and west by residential developments on Holwood Drive, Shuttleworth Close and Caistor Close. To the far south is the cycle path.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with the cricket and tennis club located centrally to the area.

Description of development

The proposal is for the replacement of the old cricket nets to the north-west of the site, Lancashire Cricket and Manchester Active have allocated funding to replace these on a like for like basis but with equipment of a better quality. The area occupied by the nets will be narrower than the existing old nets, however, will be slightly longer. The previous nets were 26m length by 12.3 metres width, as opposed to the new nets which will be 33m length by 10.95m width. The materials proposed will be the same as the nets that they will be replacing. The netting will form a roof so that no balls can be hit outside of the nets, and there will be a reinforced skirt around the base to stop balls from rolling outside at ground level. The nets are affixed to a tubular steel frame and can be dismantled should that be necessary. The run up comprises of a synthetic pile finish as does the existing.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Manchester Active- Fully support the proposal-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 proposal are:

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

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 cricket nets.

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

Environmental Health- no objections or conditions required.

Flood Risk Management-No objections or conditions required.

Issues

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- o The Manchester Core Strategy Development Plan Document 2012-2027
- o Development Management and Planning Obligations
 - DM 1 - Development Management
- o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- o Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 - Existing Employment Space
 - EC 9 - South Manchester
- o 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
- o Extant Unitary Development Plan (UDP) -
- o Citywide Development Control Policies
 - DC26 - Development and Noise
- o Places for Everyone Plan Joint Development Plan Document 2022-2039-
- o Strategy
 - JP-Strat9: Southern Areas
- o Sustainable and Resilient Places

- JP-S1: Sustainable Development
 - o Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - o Greener Places
 - JP-G6: Urban Green Space
 - o Places for People
 - JP-P1 Sustainable Places
 - JP-P7: Sport and Recreation
 - o The National Planning Policy Framework (The NPPF) -
 - o Section 2 - Achieving sustainable development
 - o Section 4 - Decision-making
 - o Section 6 - Building a strong, competitive economy
 - o Section 8 - Promoting health and safe communities
 - o Section 12 - Achieving well-designed places
- Other Material Considerations
- The following documents are also material consideration for the proposal
- o Playing Pitch and Outdoor Sport Needs Assessment and Strategy (2022)

Principle of development

The proposed development for the installation of replacement cricket net lanes is acceptable in principle. The fundamental principle has previously been accepted at the point of the approval of the initial installation by way of the 2011 planning consent and subsequent installation. The new nets will be of a better quality and aesthetically an improvement compared to the old nets to be removed. 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 north- western corner of the Cricket Club grounds, within the outfield area. The 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 north- western 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.

Residential Amenity

The proposal has limited impacts to privacy given the existing cricket club and boundary treatments, and the fact that these are a replacement for the existing poor conditioned nets in the same location. The proposed nets include a net roof covering which will ensure that when the nets are in use, there will be no stray balls entering private garden areas. Impact on privacy to neighbours would be no more than existing.

Given that there is no lighting existing or proposed any issues from light pollution will not be an issue due to the installation of the nets.

The proposed development is not expected to generate noise beyond what would reasonably be anticipated from the existing cricket club use, and the use of the current nets. There is an existing hours condition on relating to their current use, and this condition will be replicated for the proposed nets. The hours as well as being attached to control detrimental impacts upon the amenity currently enjoyed by the neighbouring properties, is also controlled by the weather and the seasons, with much less use being practical in the winter seasons. 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.

Highway and Parking

The proposal is within the existing cricket grounds and in the location of the existing nets. The new facilities are not expected to dramatically increase traffic to the site given their scale. The proposed nets have no implications for any existing parking.

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 either the internal or external amenity space at the site.

Refuse storage and collection.

The proposal has no implications for waste management.

Vehicular access and car parking

Biodiversity

The proposal has no impact on the Biodiversity Net Gain (BNG) of the site. The ground for the proposed nets is of a synthetic tufted carpet finish, which is to replace the synthetic tufted carpet finish that currently forms the existing ground within the nets.

The funding is to be provided via Lancashire cricket club and Manchester Active

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:

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

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

Flood Risk management have no comments or objections to make on the proposal.

Conclusion

The proposed nets are a well- used facility within the grounds of the Cricket and Lawn Tennis club the existing nets are now no longer fit for purpose. The new nets will provide an upgraded facility that would contribute to the accordance with the policies of the City Council and Manchester Active and continue to contribute to the provision of such facilities within the area.

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.

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. The application has been assessed in line with both local and national policies and determined in a timely manner.

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:

EN05-Plan Views and Elevations-uploaded 2.10.2025

EN06-Perspective Views and Details uploaded 2.10.2025

Location Plan uploaded 2.10.2025

Design and Access Statement uploaded 21.10.2025

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

3) The cricket nets hereby approved shall not be used outside the following hours:-

8.00am to 9.00pm seven days a week

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies DM1 and saved policy DC26 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

Environmental Health

MCC Flood Risk Management

MCR Active

1 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW

7 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW

5 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW

71 Nettleford Road, Manchester, M16 8NL

51 Nettleford Road, Manchester, M16 8NL

159 Kingsbrook Road, Manchester, M16 8NR

25 Nettleford Road, Manchester, M16 8NL

157 Kingsbrook Road, Manchester, M16 8NR

2 Shuttleworth Close, Manchester, M16 8NN

17 Shuttleworth Close, Manchester, M16 8NN

46 Caistor Close, Manchester, M16 8NW

6 Holwood Drive, Manchester, M16 8WS

15 Nettleford Road, Manchester, M16 8NL

13 Nettleford Road, Manchester, M16 8NL

57 Nettleford Road, Manchester, M16 8NL

3 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW

17 Nettleford Road, Manchester, M16 8NL

12 Holwood Drive, Manchester, M16 8WS

42 Caistor Close, Manchester, M16 8NW

131 Kingsbrook Road, Manchester, M16 8NR

3 Nettleford Road, Manchester, M16 8NL

9 Nettleford Road, Manchester, M16 8NL

39 Nettleford Road, Manchester, M16 8NL

32 Caistor Close, Manchester, M16 8NW

29 Nettleford Road, Manchester, M16 8NL

133 Kingsbrook Road, Manchester, M16 8NR

19 St Austell Road, Manchester, M16 8WQ

2 Holwood Drive, Manchester, M16 8WS

69 Nettleford Road, Manchester, M16 8NL
34 Caistor Close, Manchester, M16 8NW
10 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
Willows Green Complex Care Mental Health Hospital, 11 Nettleford Road, Manchester, M16 8NJ
23 Nettleford Road, Manchester, M16 8NL
52 Caistor Close, Manchester, M16 8NW
5 Nettleford Road, Manchester, M16 8NL
1 Nettleford Road, Manchester, M16 8NL
5 Shuttleworth Close, Manchester, M16 8NN
31 Nettleford Road, Manchester, M16 8NL
20 Caistor Close, Manchester, M16 8NW
16 Holwood Drive, Manchester, M16 8WS
67 Nettleford Road, Manchester, M16 8NL
4 Shuttleworth Close, Manchester, M16 8NN
9 Shuttleworth Close, Manchester, M16 8NN
24 Caistor Close, Manchester, M16 8NW
48 Caistor Close, Manchester, M16 8NW
44 Caistor Close, Manchester, M16 8NW
7 Nettleford Road, Manchester, M16 8NL
163A Kingsbrook Road, Manchester, M16 8NR
15 Shuttleworth Close, Manchester, M16 8NN
28 Caistor Close, Manchester, M16 8NW
6 Shuttleworth Close, Manchester, M16 8NN
7 Shuttleworth Close, Manchester, M16 8NN
19 Nettleford Road, Manchester, M16 8NL
61 Nettleford Road, Manchester, M16 8NL
59 Nettleford Road, Manchester, M16 8NL
2 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
8 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
65 Nettleford Road, Manchester, M16 8NL
60 Caistor Close, Manchester, M16 8NW
50 Caistor Close, Manchester, M16 8NW
165 Kingsbrook Road, Manchester, M16 8NR
8 Shuttleworth Close, Manchester, M16 8NN
37 Nettleford Road, Manchester, M16 8NL
153 Kingsbrook Road, Manchester, M16 8NR
13 Shuttleworth Close, Manchester, M16 8NN
11 Shuttleworth Close, Manchester, M16 8NN
55 Nettleford Road, Manchester, M16 8NL
18 Caistor Close, Manchester, M16 8NW
36 Caistor Close, Manchester, M16 8NW
6 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
33 Nettleford Road, Manchester, M16 8NL
40 Caistor Close, Manchester, M16 8NW
58 Caistor Close, Manchester, M16 8NW
56 Caistor Close, Manchester, M16 8NW
155 Kingsbrook Road, Manchester, M16 8NR
21 St Austell Road, Manchester, M16 8WQ
8 Holwood Drive, Manchester, M16 8WS
10 Holwood Drive, Manchester, M16 8WS
63 Nettleford Road, Manchester, M16 8NL
47 Nettleford Road, Manchester, M16 8NL
41 Nettleford Road, Manchester, M16 8NL

30 Caistor Close, Manchester, M16 8NW
4 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
9 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
27 Nettleford Road, Manchester, M16 8NL
10 Shuttleworth Close, Manchester, M16 8NN
35 Nettleford Road, Manchester, M16 8NL
21 Nettleford Road, Manchester, M16 8NL
62 Caistor Close, Manchester, M16 8NW
129 Kingsbrook Road, Manchester, M16 8NR
22 Caistor Close, Manchester, M16 8NW
4 Holwood Drive, Manchester, M16 8WS
163 Kingsbrook Road, Manchester, M16 8NR
14 Holwood Drive, Manchester, M16 8WS
49 Nettleford Road, Manchester, M16 8NL
45 Nettleford Road, Manchester, M16 8NL
43 Nettleford Road, Manchester, M16 8NL
14 Woodlands Road, Fallowfield, Manchester, M16 8WR
21 Woodlands Road, Fallowfield, Manchester, M16 8WR
3 Shuttleworth Close, Manchester, M16 8NN
161 Kingsbrook Road, Manchester, M16 8NR
54 Caistor Close, Manchester, M16 8NW
163B Kingsbrook Road, Manchester, M16 8NR
26 Caistor Close, Manchester, M16 8NW
1 Shuttleworth Close, Manchester, M16 8NN
38 Caistor Close, Manchester, M16 8NW
53 Nettleford Road, Manchester, M16 8NL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA