MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0969
Date registered valid:	6 October 2025
Proposal:	Discharge of Condition 43 (Community Use Agreement) attached to planning permission 138788/FO/2023
Address:	Land At Mount Road, Manchester
Ward(s):	Longsight Ward
Applicant:	Greater Manchester Youth Federation (GMYF)
Agent (if any):	Jack Woodford Asteer Planning LLP
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24th December 2025**

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 15 October 2025 Expired: 5 November 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Response

Manchester Active - 01.11.2025
although most comments have been addressed from pre application discussions there are some outstanding amendments that need to be made before discharging the condition:

Further comments 22.12.2025
Manchester Active are content the condition can be discharged subject to the wording, underlined, in the following clause being included.

Para 6.5 "The Trust will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets, and to include a process for engaging a new Football Club should the current club give up the lease. A marketing strategy will be prepared and implemented and reviewed on an annual basis by the Management Committee."

Further comments following receipt of revised CUA on 23.12.2025
Have confirmed all outstanding issues have been resolved and the condition can be discharged.

Sport England- Sport England raised an objection to the original planning application and did not recommend condition 43. It is recommended that the applicant provides a CUA on the basis of Sport England's model which is attached and they request that you forward this to the applicant so that they can submit a CUA that is fit for purpose to the Council to discharge condition 43. Sport England will not be offering further advice for the purposes of discharging the condition.

Issues

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

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

Condition no.43 - Community Access Agreement

43) The Community Access Agreement document received on 23rd December 2025 has been reviewed and is acceptable. On the basis that the development shall not be used at any time other than in strict compliance with the approved agreement, condition no.43 is discharged.

Appendix 1 – List of consultees & neighbours notified

MCR Active
Sport England

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA