MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Applicant	Agent (if used)
Morgan Sindall Construction (on behalf of the Department ... C/o DPP 125 Deansgate Manchester M3 2BY	Mr Lee Fulcher DPP SPACES Deansgate 125 Deansgate Manchester M3 2BY

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 10 (AGP pitch details) from planning permission reference 139598/JO/2024

Location: Dixons Newall Green Academy, Greenbrow Road, Manchester, M23 2SX

Date of application: 17 September 2025

Application number: CDN/25/0892

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

Conditin 10 - AGP Pitch details
Conditin 10 cannot be discharged at the current time.

In order to discharge this condition further details are required to be submitted in addition to those already provided. The outstanding information required is as follows:

- The measured pitch arrangement plan has been revised shows only 11v11 and 7v7 line markings (widthways) for football, the
latter are too large. Markings widthways are shown at 55x44m in orange but are required at 55x37m in yellow for mini 7v7. The plan
appears to have removed 9v9 markings required in blue, instead the lacrosse markings are now shown in blue and the 9v9 markings
not at all. The line marking system proposed is not compliant nor does it meet the wording of the condition.
-There are no small-sided football goals proposed to be provided, only 11v11, lacrosse goals and rugby posts. Without mini soccer or 9v9 goals, the smaller pitches marked

cannot be used for matches or meaningful training, which compromises the FA registration of the pitch for football match play use. Whilst the condition wording requires line marking for 7v7 and 9v9 not presently compliant/shown, goals for these formats are also required otherwise the need to have the line markings is redundant as play cannot take place.
- There are no goal storage areas proposed within the fence line, meaning any football goals, lacrosse goals or rugby posts could be
at risk of being left within safety run off areas if not vigilantly co-ordinated.
- The applicant has confirmed that the pitch will be compliant and available for rugby union use with rugby union goalposts to be fixed
using sockets. The socket locations are not shown on the pitch layout plan nor is the specification of the socket and how it will be
capped and managed to ensure safe use - more qualification required.
- The pitch layout plan still appears to show the floodlighting columns within the fence line within the safety run off areas. Further investigation and options are required to be investigated to resolve this issue.

Date: 24 November 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.