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Robert Griffin
Planning Control
Manchester City Council
PO Box 532
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Manchester
M60 2LA

Ref:
KD/LF/MA/5051MA/L040

Date: 25th November 2025

Dear Robert,

**Application to fully discharge Condition 10 relating to planning permission 139598/JO/2024 for the "Variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch),18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescales" at Former Newall Green High School, Greenbrow Road, Manchester, M23 2SX.**

On behalf of our client, Morgan Sindall Construction, we hereby submit information in pursuit of fully discharging Condition 10 associated with planning permission 139598/JO/2024 as described above.

The application has been submitted via the planning portal (PP-14517307) and includes the following:

- Application forms
- Application fee
- Covering letter (this letter)
- Plans pack prepared by Blakedown:
    - Dixons Academy Pitch Maintenance Manual (ref: September 2025)
    - Measured Pitch Arrangement (ref: FS0998-BLA-A-2-ZZ-D-O-0002-C06)
    - Fence Construction (ref: FS0998-BLA-A-2-ZZ-D-O-0004)
    - Elevations (ref: FS0998-BLA-A-3-ZZ-D-O-0005)
    - Compliance Statement

## Condition 10 (Artificial grass Pitch)

Condition 10 states:

"*Prior to installation of the 3G Artificial Grass Pitch as shown on the approved plans and prior to the first use of the development hereby approved, full details of the Artificial Grass Pitch shall be submitted to and approved in writing by the City Council and shall include: confirmation that it meets Football Foundation guidance; coloured lines for mini soccer and 9v9 formats; Inlaid 11v11 lines; coloured lines can be marked; and, infill retention measures to be in place to stop the migration of rubber crumb infill from the pitch surface to surrounding areas; timescales for the installation of the 3G Artificial Grass Pitch; a schedule of Artificial Grass Pitch maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development. The Artificial Grass Pitch shall be subsequently installed in accordance with the agreed details.*"

The previous condition 10 application (LPA ref: CDN/25/0892) was refused, with the LPA requesting the following details to respond to comments from Sports England:

1. 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.

2. 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.

3. 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.

4. 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 is required.

5. 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.

Taking each of the points in turn:

1. The removal of the 9v9 is an acceptable compromise with the number of pitches being marked. The 7x7 cross pitch courts have been amended in size to 52m x 44.5m, but are for mini soccer, not a 7x7 layout, and are compliant to this.
2. The football goals for mini soccer are provided by the Trust.
3. Goal storage has been identified between the lighting columns now the run off has been increased in size; there is 1m space here. These can also be stored outside of the pitch where the path has been stoned up to the base of the landscaped mound or on the path to the access road.
4. Drawing 0002-C06 has been updated to show the updated layout and rugby sockets, which will have a piece of carpet adhered to the lid of the socket so that when the posts are not in place the pitch is flat and secured.

5. Run off to lighting column increased to 3.5m to comply with the minimum required for men's rugby.

In view of the above, it is considered that condition 10 shall be discharged without delay.

## Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to fully discharge condition 10 of the planning permission.

If any further information is required, please contact me.

Yours sincerely,

Lee Fulcher
Principal Planner
DPP