MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	CDN/26/0314
Date registered valid:	1 April 2026
Proposal:	Discharge of Conditions 3 (cricket practice nets) and 5 (construction management plan) and Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended) attached to planning permission 142533/FO/2025
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: **13 May 2026**

APPLICATION DETAILS

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:: Not required

Standard consultations: Printed: 13 April 2026 Expired: 5 May 2026

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

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 Southwest 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

Discharge of Conditions 3 (cricket practice nets) and 5 (construction management plan) and Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended) attached to planning permission 142533/FO/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

No objection. Following submission of a logistics plan and additional details, Highways confirm that the Construction Management Plan is acceptable and Condition 5 can be discharged. This is subject to appropriate on-site management of contractor parking, and the storage of materials and waste within the car park

Manchester City Council Environmental Health

No objection.

Greater Manchester Ecology Unit

GMEU initially identified a number of errors and omissions within the submitted Biodiversity Gain Plan and statutory biodiversity metric. These included inaccuracies in the calculation of post-development units and net gain, incomplete sections within the trading summary, and missing sign-off details. In addition, the submitted metric had not been fully completed, including key information relating to the Local Planning Authority reviewer.

Following these comments, amended information was submitted which addressed the issues raised. GMEU have confirmed that the revised Biodiversity Gain Plan and metric are acceptable and that the approach is satisfactory, with the applicant taking responsibility for the submitted biodiversity information.

GMEU therefore raise no objection to the discharge of the Biodiversity Gain Condition.

MCR Active

No objections have been raised. Manchester Active confirm that the submitted details for the cricket nets meet the relevant ECB performance standards and are sufficient to discharge condition 3.

In respect of the Construction Management Plan (condition 5), the submitted information relating to hours of operation, site management and restoration of the playing field is considered acceptable, including the proposed use of volunteers and a groundsman.

With regard to biodiversity, Manchester Active confirm that the tree planting proposed and already undertaken would achieve the required net gain and would not impact on the functional use of the playing field.

Overall, Manchester Active are satisfied that the submitted information is sufficient to discharge the relevant conditions.

Sport England

Sport England have raised concerns regarding the proposed biodiversity net gain (BNG) tree planting within the site. They advise that planting on playing fields can, over time, adversely affect the usability of the field and potentially result in a loss of playing field, noting that the “playing field” should be considered as the whole site and not just the marked pitch area.

They have confirmed that, in order to fully assess the impact, they require a detailed planting plan showing the precise location of all proposed trees, together with information on their likely canopy and root spread. This information is necessary to understand the potential long-term implications for the use of the playing field before they can provide further comments or reconsider their position.

RELEVANT POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the development plan unless material considerations indicate otherwise.

The statutory development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan, and the Places for Everyone Joint Development Plan (2022–2039). These policies carry full weight.

National planning policy set out in the National Planning Policy Framework (NPPF, December 2024) is also a material consideration.

Given that this application seeks to discharge conditions attached to an existing planning permission, the key consideration is whether the submitted details satisfy the specific requirements of those conditions, rather than the acceptability of the development in principle.

The most relevant policies are therefore those relating to:

- Design and amenity (Core Strategy policy EN1), insofar as they relate to the detailed design and siting of the cricket nets;
- Open space, sport and recreation (Core Strategy policy EN10 and Places for Everyone policy JP P7), which seek to protect the function and quality of sports facilities;
- Biodiversity and green infrastructure (Core Strategy policy EN15 and Places for Everyone policy JP G8), requiring development to achieve biodiversity enhancements; and
- Sustainable construction and environmental management (including Core Strategy policies EN16 and EN19 where relevant), in relation to construction impacts controlled through the Construction Management Plan.

Overall, the assessment focuses on whether the submitted details comply with the wording and intent of the relevant conditions attached to planning permission 142533/FO/2025.

ASSESSMENT

Condition 3 (cricket practice nets)

Condition 3 requires the submission and approval of details relating to the cricket practice nets to ensure they meet appropriate design and performance standards and are suitable for use within the site.

Details have been submitted including specifications for the proposed nets. Manchester Active have reviewed the information and confirm that the proposals meet the relevant England and Wales Cricket Board (ECB) performance standards. No concerns have been raised in relation to their design, siting or function.

There is no evidence to suggest that the nets would adversely affect the use of the wider playing field or the amenity of surrounding residential properties. The proposal is therefore considered to comply with the requirements of the condition.

Accordingly, Condition 3 can be discharged.

Condition 5 (construction management plan)

Condition 5 requires the submission of a Construction Management Plan (CMP) to ensure that the development is carried out in a manner that minimises disruption to the surrounding area.

A CMP has been submitted which includes details of working hours, site management, contractor arrangements, and the storage of materials. Manchester City Council Highways have reviewed the information and raised no objection, confirming that the submitted logistics and management arrangements are acceptable. Environmental Health have also raised no concerns.

The plan includes appropriate controls over contractor parking, materials storage and site operations. These measures are considered sufficient to protect the amenity of nearby residential properties and ensure that the local highway network is not adversely affected during construction.

The submitted information is therefore considered to meet the requirements of the condition.

Condition 5 can be discharged.

Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended)

The biodiversity net gain (BNG) condition requires the submission of a Biodiversity Gain Plan demonstrating how a minimum 10% net gain in biodiversity will be secured.

A Biodiversity Gain Plan and accompanying metric have been submitted. Following initial concerns raised by the Greater Manchester Ecology Unit (GMEU), amended information was provided which addressed identified errors and omissions. GMEU have confirmed that the revised submissions are acceptable and that the proposal achieves the required biodiversity net gain. No objection is therefore raised in this regard.

The proposal includes the planting of a total of 32 trees across the site, with 6 trees located in the north-east corner contributing towards the biodiversity offsetting required to achieve net gain. Manchester Active have confirmed that the proposed planting would not adversely affect the functional use of the playing field.

Sport England have raised concerns regarding the potential impact of tree planting on the usability of the playing field and have requested further detailed information, including canopy and root spread data. However, it is considered that this level of detail is not necessary to reasonably assess compliance with the condition and would be disproportionate in this instance.

The proposed trees are located adjacent to established boundary planting where mature trees are already present. These existing trees have not resulted in any apparent harm to the usability of the playing field, and the additional planting is modest in scale and similarly positioned. This provides a clear and reasonable basis to conclude that the proposed planting would not prejudice the ongoing use of the site for sport.

Furthermore, the planting of trees in such locations would not, in itself, require planning permission and some planting has already taken place within the site without adverse effect. This is a material consideration in assessing whether the proposed works would result in unacceptable impacts.

Taking all of the above into account, it is considered that the submitted Biodiversity Gain Plan demonstrates compliance with the requirements of the condition, and that the proposed measures would secure the required biodiversity net gain without undermining the primary function of the site as a playing field.

The condition can therefore be discharged.

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.

CONCLUSION

Overall, the submitted information demonstrates that the requirements of Conditions 3 and 5 have been satisfied, with no objections from relevant consultees, and that an acceptable Biodiversity Gain Plan has been provided which secures the required net gain without prejudicing the ongoing use of the site as a playing field; as such, the details are considered to comply with the wording and intent of the conditions attached to planning permission 142533/FO/2025, and the conditions can be discharged.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

MCR Active

Greater Manchester Ecology Unit

Sport England

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