
Re: [EXTERNAL] 141898/FO/2025 - Wythenshawe Town FC

From Fiona Pudge [REDACTED]

Date Thu 26/02/2026 17:30

To David Lawless [REDACTED]

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Hi David

Further to my email of August 5th 2025 a draft Community Use Agreement has been prepared and the final version about to be submitted to you by the agent.

However, there are still some elements that need to be finalised prior to first use of the sports facilities (if approved), such as opening times which will be dependent on what planning deems acceptable. The CUA will also need to be signed by all parties and submitted to the LPA. For that reason the CUA condition set out in my email below is still required. This will enable Manchester Active to assist with the implementation and monitoring of the CUA on MCC's behalf.

Kind Regards

Fiona Pudge
Capital Development Manager
[REDACTED]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Fiona Pudge

Sent: 05 August 2025 5:12 PM

To: David Lawless [REDACTED]

Subject: RE: [EXTERNAL] 141898/FO/2025 - Wythenshawe Town FC

Hi David

Manchester Active do not object to the proposal subject to the following:

1. £50,000 secured by s106 agreement as a contribution towards a replacement 9v9 natural turf football pitch at Wythenshawe Park. Manchester Active should be consulted on the wording to ensure the financial contribution is secured prior to commencement of the development.
2. Condition requiring a Community Use Agreement. It is noted the applicant is willing to enter into an agreement. This will give Manchester Active, Manchester FA and the LTA the opportunity to refine the pricing structure and available sessions to ensure under represented Manchester residents are able to access the new facilities. Manchester Active recommend the following wording of the condition is included in any subsequent planning approval:

Condition: Prior to first use of the development a Community Use Agreement prepared in consultation with Manchester Active has been submitted to and approved in writing by the Local Planning Authority. The agreement

shall apply to the 3G Artificial Grass Pitch, six Padel Courts, two tennis courts, car parking and ancillary facilities that support the development. The Community Use Agreement shall include details of an affordable pricing policy for Manchester's priority and underrepresented groups, and free to access hours of use to all sports facilities, access by users, management responsibilities and a mechanism for monitoring and review. The development shall not be used otherwise than in strict compliance with the approved agreement and for the duration of the development.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy [insert relevant local plan policy].

Informative: A template and guidance on preparing Community Use Agreements is available from Sport England or Manchester Active.

Kind Regards

Fiona Pudge
Capital Development Manager

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: David Lawless <[REDACTED]>
Sent: 30 July 2025 16:10
To: Fiona Pudge [REDACTED]; Planning North [REDACTED]
Subject: [EXTERNAL] 141898/FO/2025 - Wythenshawe Town FC

Dear All,

You may or may not have been forwarded the attached by the applicant, but as I've received it now I need to formally consult you both.

Please let me have your thoughts when you've had chance to read through it.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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