
RE: [EXTERNAL] FW: Resolved Comments version

From Fiona Pudge [REDACTED]

Date Tue 03/06/2025 18:00

To Christie McDonald [REDACTED]

Cc David Lawless [REDACTED]

 1 attachment (12 MB)

20250530 WTFC Playing Field Statement MCRA Comments.docx;

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Hi Christie

Sincere apologies for the delay in getting back to you, I'm afraid a combination of leave and fire fighting has got in the way of the day job.

I'm afraid Tom still has quite a few outstanding issues to resolve, especially in relation to clearly articulating the sporting benefits of the new sports facilities. There are comments throughout the attached that indicate where more information is required and I've included track changes where I can.

There also appears to be no progress made on the football pitch replacement to mitigate the loss. Whilst Manchester Active will support a pre commencement condition that requires a scheme to be submitted that identifies the site, works and timetable for implementation that would be as a last resort and only if a developer contribution secured via s106 has been secured.

An indicative cost for replacing the playing field based on Sport England's Facility Cost Guidance Q3 2024 is:

Area of playing field = 6,712m² (taken from Playing Field Statement)

Price per m² = £14.82 (taken from Facility Cost Guidance)

6,712m² x £14.82 = **£99,504**

I assume the Council would be implementing the works on Council land, in which case we would need to add in the cost of professional fees, and cost of surveys which I would need to obtain from MCC Minor Works team, and 10 year maintenance costs. To be clear the costs must accurately reflect the cost to the Council of implementing the works and maintaining the new pitch. The Council cannot fund shortfalls in the cost of mitigation, nor do they have the funds to maintain new pitches that are not in their own capital investment pipeline.

Until the comments have been addressed in the attached document and a scheme to secure a replacement pitch or developer contribution agreed and secured, then Manchester Active is unable to support this application.

Kind Regards

Fiona Pudge
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PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Christie McDonald <[REDACTED]>
Sent: 01 May 2025 09:48
To: Fiona Pudge <[REDACTED]>
Cc: David Lawless <[REDACTED]>
Subject: [EXTERNAL] FW: Resolved Comments version

Hi Fiona,

I hope that you're well.

I'm not sure what Tom has tweaked but he has just sent me the attached as the most up to date version of the Statement.

Kind regards

Christie McDonald MRTPI
Director

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