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

From Fiona Pudge [REDACTED]

Date Thu 09/10/2025 14:53

To David Lawless [REDACTED]

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Hi David

Thank you for reconsulting Manchester Active on the additional documents submitted in support of this application.

The Playing Field Statement now includes all information requested by Manchester Active.

With respect to the Community Use Agreement (CUA) there is insufficient detail within the document submitted. I have sent a template CUA and examples to the agent this morning. Of note I suggested the CUA could be secured via condition in my comments to you of 5th August 2025. This is to allow sufficient time for the applicant to prepare the CUA in consultation with Manchester Active and the relevant National Governing Bodies of Sport.

Please contact Louise Harding if you have any further queries that cannot wait until my return from leave on 4th November please contact Louise Harding ([REDACTED])

Kind Regards

Fiona Pudge
Capital Development Manager
[REDACTED]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Fiona Pudge

Sent: 05 August 2025 17:13

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]
Manchester City Council
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manchester 141898/FO/2025 Wythenshawe Town FC Timpson Road Creation of a 3G football pitch

From Diane Clarke <[REDACTED]>
on behalf of
Town Planning NWC <[REDACTED]>
Date Fri 14/02/2025 12:23
To David Lawless <[REDACTED]>

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OFFICIAL

141898/FO/2025|Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies follwing demolition of existing buildings.|Wythenshawe Town FC Timpson Road Manchester M23 9LL

To the council / applicant / developer - an interface with Network Rail is REQUIRED for this proposal – the outside party is advised that Network Rail will need to agree and supervise this proposal & that no works are to take place until agreed with Network Rail.

Network Rail is submitting some initial comments on the above proposal. Network Rail reserves the right to amend, update, supersede, withdraw or even object to proposals if fresh information comes to light/pending further information.

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the

developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

For future reference, it is imperative developers/applicants consult neighbouring/affected statutory undertakers in advance of any construction work, to identify and mitigate potential risks to both sites including people using or working on the sites, in line with CDM 2015 and HSW 1974 legislation. Network Rail's ASPRO (Asset Protection) team's role is to support external parties in identifying risks associated with construction near the railway and mitigating these in advance of work starting. Most insurance policies include clauses relating to consultation with statutory undertakers, and external parties who do not consult appropriately in advance may find their insurance policy becomes invalid.

Measurements to railway tracks and railway boundary

When designing proposals, the developer and council are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. From the existing railway tracks to the Network Rail boundary, the land will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc) and boundary treatments (including support zones, vegetation) which might be adversely impacted by outside party proposals unless the necessary asset protection measures are undertaken. No proposal should increase Network Rail's liability. To ensure the safe operation and integrity of the railway, Network Rail issues advice on planning applications and requests conditions to protect the railway and its boundary.

Obligations

Properties adjoining or in the vicinity of the railway are frequently the subject of obligations, rights, exceptions and reservations for the benefit of Network Rail's land and railway. The applicant must review the title to their property to see whether any such obligations etc exist and ensure that there is no non-compliance or breaches of them or any interference with or obstruction of Network Rail's rights and reservations. If the proposed development would not comply with or would breach any of the terms of the conveyance, the developer must revise his proposals.

RAMS

The developer is to submit directly to Network Rail asset protection, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational

railway infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer.

Fencing

The applicant will provide at their own expense (if not already in place):

- A suitable trespass proof steel palisade fence of a minimum height of 1.8m adjacent to the boundary with the railway/railway land.
- The fence must be wholly constructed and maintained within the applicant's land ownership footprint.
- All foundations must be wholly constructed and maintained within the applicant's land ownership footprint without over-sailing or encroaching onto Network Rail's boundary.
- The fence is **REQUIRED** be set back at least 1m from the railway boundary to ensure that Network Rail can maintain and renew its boundary treatments.
- Existing Network Rail fencing, and boundary treatments, must not be damaged or removed in any way.
- Network Rail will not allow any maintenance works for proposal fencing or proposal boundary treatments to take place on its land.
- Proposal fencing must not be placed on the boundary with the railway.
- Any fencing over 1.8m in height will require agreement from Network Rail with details of foundations and wind loading calculations submitted for review.
- The fence should be maintained by the developer and that no responsibility is passed to Network Rail.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

Please see links to guidance for tower crane and mobile cranes adjacent to the railway to be flagged up to the developer/applicant.

<https://www.cpa.uk.net/downloads/80/CPA-CIG-Mobile-Cranes-Alongside-Railways-181201.pdf>

<https://www.cpa.uk.net/safety-and-technical-publications/tower-crane-guidance>

Encroachment

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures.

- There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land or under the Network Rail boundary.
- All buildings and structures on site including all foundations / fencing foundations must be constructed wholly within the applicant's land ownership footprint.
- Buildings, windows and structures must not over-sail Network Rail air-space/boundary.
- Any future maintenance must be conducted solely within the applicant's land ownership.
- Rainwater goods must not discharge towards or over the railway boundary
- Should the applicant require access to Network Rail land to facilitate their proposal they would need to approach the Network Rail Asset Protection Team at least 20 weeks before any works are due to commence on site. The applicant would be liable for all costs incurred in facilitating the proposal and an asset protection agreement may be necessary to undertake works. Network Rail reserves the right to refuse any works by an outside party that may adversely impact its land and infrastructure.
- Any unauthorised access to Network Rail air-space or land will be deemed an act of trespass.

Netting

The applicant must provide suitable ball proof mesh netting for the sports facilities. The applicant must provide details of the netting to the Asset Protection Engineers to ensure that the netting is installed without placing any load bearing weight upon Network Rail land, and to ensure that the pole foundations do not undermine or encroach upon Network Rail land. The netting should be 5m in height to prevent all potential sports equipment, i.e. footballs etc from over-sailing the railway boundary and falling into the path of trains. The applicant must consider the foundations of the netting which could undermine or destabilise Network Rail's land. Equally, netting erected on land next to the operational railway could topple over in high wind and fall onto Network Rail land, onto the path of trains or onto safety critical equipment (e.g. signals, telecoms cabinets, overhead lines if above the level of the railway).

Lighting

To ensure the ongoing safety of the operational railway the applicant's lighting design must demonstrate no overspill of light onto Network Rail land. Lighting close to or adjacent to the railway boundary must not impact train driver's ability to perceive signals and therefore all column lighting is recommended to be:

- White LED
- Flat bottom luminaires
- Downlit throw lighting

- Lighting to be directed away from the railway boundary
- Avoid the use of flashing lights or screens as part of developments
- Avoid lighting of Green, Yellow and Red.

Access to Railway

All roads, paths, boundaries or ways providing access to any part of the railway undertaker's land both temporary and permanent, must remain open and unblocked (24/7, 365 – around the clock) both during construction works and as a permanent arrangement.

- The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land.
- The proposal construction works must not prevent Network Rail from accessing its land.

Drainage proposals and Network Rail land

The applicant must ensure that the proposal drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land. Therefore, the proposed drainage on site will include the following:

- All surface waters and foul waters must drain away from the direction of the railway boundary.
- Soakaways for the proposal must be placed at least 30m from the railway boundary.
- Any drainage proposals for less than 30m from the railway boundary must ensure that surface and foul waters are carried from site in closed sealed pipe systems.
- Suitable drainage or other works must be provided and maintained by the developer to prevent surface water flows or run-off onto Network Rail's land and infrastructure.
- Proper provision must be made to accept and continue drainage discharging from Network Rail's property.
- Drainage works must not impact upon culverts, including culverts/brooks etc that drain under the railway. The applicant will not be permitted to direct surface or foul waters into culverts which run under the railway – any discharge of surface water under the railway via a culvert will require review and agreement from Network Rail who reserve the right to refuse use of any culverts.
- The developer must ensure that there is no surface or sub-surface flow of water towards the operational railway.
- Rainwater goods must not discharge in the direction of the railway or onto or over the railway boundary.
- Consideration of the impacts upon railway drainage of Astro-Turf/plastic lawn replacements, both during construction and any future inclusion of said Astro-turf by residents going forward.

NB: Soakaways can materially affect the strength of soil leading to stability issues. A large mass of water wetting the environment can soften the ground, and a build-up of water can lead to issues with the stability of Network Rail retaining walls/structures and the railway boundary. Network Rail does not accept the installation of soakaways

behind any retaining structures as this significantly increases the risk of failure and subsequent risk to the travelling public.

If the developer and the council insists upon a sustainable drainage and flooding system then the issue and responsibility of flooding, water saturation and stability issues should not be passed onto Network Rail. We recognise that councils are looking to proposals that are sustainable, however, we would remind the council that flooding, drainage, surface and foul water management risk as well as stability issues should not be passed '*elsewhere*', i.e. on to Network Rail land.

The drainage proposals are to be agreed with Network Rail and surface water drainage on the site should be removed by a closed sealed pipe system.

The HSE identifies railways as a Major Hazard Industry. An earthwork failure within a high-hazard area has the potential to result in a catastrophic accident with multiple fatalities or long-lasting environmental issues. It should be noted that where the actions of an adjacent landowner have caused a landslide on the railway the loss adjusters are likely to advise recovery of Network Rail costs from the 3rd party, which would include costs of remediation and recovery of costs to train operators. Many railway earthworks were constructed in the Victorian period and are susceptible to failure by water saturation. Water saturation leads to an increase in pore water pressure within the earthwork material. Please also note that railways, and former railway land adjacent to it, is considered as contaminated land due to historic use of railways, which can affect the suitability of infiltration drainage.

Protection of existing railway drainage assets within a clearance area

There are likely to be existing railway drainage assets in the vicinity of the proposed works. Please proceed with caution. No connection of drainage shall be made to these assets without Network Rail's prior consent to detailed proposals. Any works within 5m of the assets will require prior consent. There must be no interfering with existing drainage assets/systems without Network Rail's written permission. The developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before work starts on site.

Excavation and Earthworks and Network Rail land:

The applicant will agree all excavation and earthworks within 10m of the railway boundary with Network Rail. Network Rail will need to review and agree the works to determine if they impact upon the support zone of our land and infrastructure as well as determining relative levels in relation to the railway. Network Rail would need to agree the following:

- Alterations to ground levels
- De-watering works
- Ground stabilisation works
- Works to retaining walls
- Construction and temporary works
- Maintenance of retaining walls

- Ground investigation works must not be undertaken unless agreed with Network Rail.
- Confirmation of retaining wall works (either Network Rail and/or the applicant). Prior to the commencement of works on site the applicant must confirm with Network Rail if there are any retaining walls/structures and the applicant must interface with Network Rail to ensure that no retaining structures are impacted on a permanent basis by their proposal.
- Alterations in loading within 15m of the railway boundary must be agreed with Network Rail.
- For works next to a cutting or at the toe of an embankment the developer / applicant would be required to undertake a slope stability review.

Network Rail would need to re view and agree the methods of construction works on site to ensure that there is no impact upon critical railway infrastructure. No excavation works are to commence without agreement from Network Rail. The council are advised that the impact of outside party excavation and earthworks can be different depending on the geography and soil in the area. The council and developer are also advised that support zones for railway infrastructure may extend beyond the railway boundary and into the proposal area. Therefore, consultation with Network Rail is requested. Any right of support must be maintained by the developer.

Gap between the railway boundary & outside party works

Network Rail **REQUIRES** that the developer includes a minimum 3 metres gap (5m to a railway viaduct) between the buildings and structures on site and the railway boundary. Less than 3m from the railway boundary (5m from a viaduct) to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land, and close to the railway boundary potentially impacting support zones or lineside cabling. All the works undertaken to facilitate the design and layout of the proposal should be undertaken wholly within the applicant's land ownership footprint including all foundation works. Network Rail requires a minimum 3m easement (5m easement to a viaduct) between structures on site and the railway boundary to ensure that we can maintain and renew our boundary treatments. No part of the structure should over-sail the railway boundary or discharge rainwater goods onto or toward the railway boundary.

Trees

Proposals for the site should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future. This document will be provided via the formal interface with Network Rail Asset Protection.

BAPA (Basic Asset Protection Agreement)

As the proposal includes works which could impact the existing operational railway and in order to facilitate the above, a **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits,

review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

All new enquiries will need to be submitted via the *Asset Protection and Optimisation - Customer Portal*

Link to ASPRO ACE Portal [ASPRO Network Rail Implementation \(oraclecloud.com\)](https://asprouk.oraclecloud.com)

From there, the client can create an account and submit their enquiry. Enquiry will then be assigned to one of the Asset Protection team to progress. The assigned team member will then be in a position to review and comment on any submissions from the outside party.

Going forward in order for Network Rail to spend any time reviewing any submissions, provision of any asset information, attending any further meetings, assisting with discharging any planning conditions set etc, Network Rail will require the return of a signed BAPA (Basic Asset Protection Agreement) and relevant payment/ PO as noted in the estimate sent. Network Rail is a publicly funded entity and all outside party works, which these are, are cost recoverable as dictated to us by the ORR. This includes any and all documents under the discharge of conditions which must be submitted to Network Rail for review and agreement by the developer under the BAPA.

The local planning authority (LPA) are not responsible for the safe operation of the railway or our assets and the issues raised by the developer/applicant will ultimately need to be agreed by Network Rail engineering to ensure the proposed development does not interfere with the safety of the railway.

No works are to commence until with agreed Network Rail.

From

**Diane Clarke
Town Planning Technician NW&C
AssocRTPI
Network Rail
Email: [REDACTED]**

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Manchester City Council

FAO: David Lawless

By email

13th August 2025

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Application: 141898/FO/2025

Site: WYTHENSHAW TOWN FC, TIMPSON ROAD, ROUNDTORN INDUSTRIAL ESTATE M23 9LL

Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

Sport England Reference: PA/25/NW/MC/69944

Thank you for consulting Sport England with further information in relation to the above application.

Summary:

Statutory Response:

Sport England **maintains its objection** to the proposal as it has not been demonstrated that it meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

An assessment of the proposal and a suggested submissions are set out below.

Sport England – Statutory Role and Policy

As set out in our response dated 11th March 2025.

The Proposal and Impact on Playing Field

As set out in our response dated 11th March 2025.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

As set out in our response dated 11th March 2025.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sport's National Governing Bodies and in this case, with regard to the additional information, has consulted with the Football Foundation (FF); the Lawn Tennis Association (LTA); and England Netball (EN) and their response received are summarised as follows – these should be considered in conjunction with their previous responses sent in our response dated 11th March 2025: –

FF:

- *The proposal seeks alternative sporting development of playing field which accommodates a youth 11v11 (U13/14) size pitch – 83m.*
- *The proposal for padel and small sized 3G at the site is commercially driven and not based on a strong strategic need for further 3G provision in the Wythenshawe area, given the focus on 11v1 pitches and the relatively low strategic value of a 5v5 3G pitch. FF is aware of seven 3G pitches which have or are planned to be developed – Dixons Academy back in use, Wythenshawe Park x2 (FF grant offered subject to planning expected later 2025), Wythenshawe Sports Ground (approx. 1x 3G equivalent across 4x 3G pitches subject to FF grant award and planning).*
- *Though annual monitoring of the Manchester PPOSS has taken place, a full new PPOSS is required to determine the current capacity position on a site-by-site basis, therefore the capacity position for youth 11v11 pitches is not currently accurately known. The proposal suggests a loss of youth 11v11 match function, with 5v5 and 9v9 sized reprovisions, therefore there is a loss of functionality.*
- *FF is aware that additional grass pitches were removed from the scope of the Wythenshawe Football Hub project due to project costs and the principle of reprovion within the hub scheme (subject to planning) is viewed positively relative to elsewhere. The funding proposed to the Council to deliver the reprovion (subject to planning) is also reasonable. Whilst it would be for the Council as applicant to deliver the mitigation within that scheme yet to be brought forward through planning, there is no clarity within the application documents that development of a new pitch could be achieved on that site, where and what works would be required, therefore whether £50,000 would realistically deliver the mitigation. Given the loss of youth 11v11 match play functionality would not be reprovided, FF seeks reprovion of a youth 11v11 pitch rather than a 9v9 pitch at Wythenshawe Park if this principle is to be accepted.*
- *The commercial income generated via the racket and 3G provision onsite could help strengthen the viability and sustainability of the Wythenshawe Town FC operation, however it is not clear how any profits would be shared or how this proposal would benefit the football club in that regard.*
- *No information has been submitted to determine whether the 3G pitch meets FA 3G pitch guidance, beyond the proposed site plan. The playing area appears to meet FA recommended dimensions for a mini 5v5 pitch and 3m safety run off areas appear to be shown, however there appears to be no safety run off area to the fence line to the east. This would mean the pitch could not be used for formal match play, contrary to the proposed use for matches in 4.4 and 4.6 of the D&A statement. Losing the match play function of a grass pitch, FF expects the 3G pitch would be fully compliant and able to meet the criteria for the FA 3G Pitch Register, required to be able to be used for formal match play. FF expects a planning condition to secure this match play function requiring the applicant to maintain registration, as well as a CUA to secure community use at reasonable pricing and times.*

- The following information relating to the 3G is outstanding from the application:
 - Construction specification showing the materials and layers, including the likes of surface pile, infill, sub-base, shockpad, drainage system.
 - 3G drainage plan layout
 - 3G fencing and floodlighting product specification
 - Infill retention measures as per EN Guidance - <https://www.estc.info/wp-content/uploads/2020/03/FprCENTR-17519-Public.pdf>
 - What ancillary facilities are available to service the pitch and where housed, e.g. within the proposed container. Ancillary facilities including car parking should be secured within the CUA.
- FF must highlight that the letter headed Wythenshawe Town FC includes a historic Football Foundation logo used without consent and FF wishes to make clear that no prior support has been indicated to the applicant regarding this proposal. The Club must cease to use the FF logo in any way. This may also apply to the MFA and NWCFL logos.

LTA:

- Technical – The drawings do not have the full dimensions. The strategy document provides the court dimensions only.
- Playing Field Statement – We ask that the Community Use Agreement includes tennis and padel with a plan to 'open up' to underrepresented groups and the local community.
- The statement proposes free use of the football pitch to local school (P8.1). The LTA has an established offer for schools. How will links with schools for tennis and padel be developed?
- There is reference to community and 'inactive groups' through facility provision. How will the local community and those who are inactive be targeted, introduced to the sport and given the opportunity for continued participation? There are 18,096 hours proposed for Padel.
- The statement mentions 4 hours x 2 courts for targeted postcodes, total of 416 hours per year, limited to 6 hours of play per person. It states that this programme would run for 12 months so we would need the applicant to clarify if this community offer proposal is restricted to year 1 of operation. This seems to be a restricted community engagement offer.
- The statement (p14) mentions that LTA has been consulted on the above proposal. This has been put forward previously by the applicant. It has not been endorsed as the best route to supporting a drive to participation. There are several limitations to a daytime session, postcode restriction and limited hours for individuals and limited numbers. There does not appear to be a reference to juniors for padel /tennis.
- There needs to be more understanding of what '50% off at designated time' means in real terms.
- There is no information provided on how the covered tennis court will be programmed.

EN:

- A covered netball court and an outdoor floodlit court will be highly beneficial to netball in the local area. The plan does not show the dimensions of the space available. We would like to see this to ensure the correct run-off space is available.

Evidence Base – Manchester Playing Pitch and Outdoor Sports Strategy 2023 (PPOSS)

As set out in our response dated 11th March 2025.

Sport England's Position

As part of the proposal is for a sports facility, it could be considered under Exception 5 criteria of Sport England Playing Field Policy. As such, as a guide, the proposal needs to provide demonstrable benefit to sport to outweigh the loss of playing field and may include whether the facility:

- *meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);*
- *fully secures sport-related benefits for the local community;*
- *helps to meet identified sports development priorities;*
- *complies with relevant Sport England and national governing bodies of sport design guidance;*
- *improves the delivery of sport and physical education on school sites; and*
- *is accessible by alternative transport modes to the car.*

Proposals will also need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- *it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches.*
- *other users would be displaced without equivalent replacement provision;*
- *it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.*

For example, the proposal will need to demonstrate that the loss of natural turf grass pitches is fully justified, in view of the evidence within the current Playing Pitch Strategy and latest information from the National Governing Bodies.

The submitted further information has not addressed the previous concerns raised and there is no demonstration that the mitigation proposed in relation to off-site grass pitch improvement is sufficient or can be delivered.

Currently there is insufficient information to justify the loss of the grass pitch which the Football Foundation and PPS have indicated is needed. The type of AGP proposed will not sufficiently meet the identified shortfall in the area. Further technical details are needed with regard to padel and netball provision. A better understanding of the arrangements for community use is required.

The advice from the NGB's above indicates that the proposal has not demonstrated that the loss of football at the site will be outweighed by other wider benefits to sport. Whilst the LTA and the latest needs assessment indicate that a case can be made for padel tennis

and the proposal indicates netball provision, this cannot be to the detriment of the delivery of football in this sub area nor across Manchester as a whole. In addition, the proposal needs to fully demonstrate the benefits to the wider community with regard to padel, pickleball and netball.

Conclusions and Recommendation

As previously stated, Sport England understands that there is a need to protect this site for use for football, the potential which the club has expressed to create a 3G pitch will not be fulfilled by the proposed 5 a side AGP and the loss of the natural turf pitch will result in further supply deficit of grass pitches in this location and across Manchester. In addition there is an identified lack of technical information in relation to the proposed sports and no clear demonstration of the wider community benefit.

As such currently Sport England currently **maintains its previous objection** as the proposal fails to meet the requirements of Exception 5 of the Playing Fields Policy and the NPPF paragraph 104 c).

Potential Resolution:

- A clear demonstration of how the proposal can meet Sport England's Playing Field Policy Exception 5 (please refer to above commentary and advice from the NGB's).
- A demonstration of the deliverability of the proposed off-site mitigation.
- If the condition of the playing field is part of the applicant's submission, this should be supported with the relevant agronomy information.
- Lighting – confirmation that lux levels will comply with LTA requirements (see previous NGB comments) and meet England Netball standards.
- Full pitch construction details – Section drawings to explain pitch construction and drainage (see comments from the Football Foundation).
- Full court construction details – Section drawings to explain pitch construction; court markings with safety run off areas; and drainage.
- Draft community use agreement for use of all facilities and indicative framework of use.
- Details relating to:
 - Provision of a Construction Management Plan
 - Provision of details of the continuity of sporting provision throughout construction

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

I hope this is of assistance, any further information or correspondence should be forwarded to [REDACTED]

Yours sincerely

Pauline Shearer MSc BA Hons MRTPI
Planning Manager

[REDACTED]

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy

Manchester City Council

FAO: David Lawless

By email

21st Oct 2025

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Application: 141898/FO/2025

Site: WYTHENSHAW TOWN FC, TIMPSON ROAD, ROUNDTORN INDUSTRIAL ESTATE M23 9LL

Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

Sport England Reference: PA/25/NW/MC/69944

Thank you for consulting Sport England with further information in relation to the above application.

Summary:

Statutory Response:

Sport England **maintains its objection** to the proposal as it has not been demonstrated that it meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

An assessment of the proposal and a suggested submissions are set out below.

Sport England – Statutory Role and Policy

As set out in our response dated 11th March 2025.

The Proposal and Impact on Playing Field

As set out in our response dated 11th March 2025.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

As set out in our response dated 11th March 2025.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sport's National Governing Bodies and in this case, with regard to the additional information, has consulted with the Football Foundation (FF); the Lawn Tennis Association (LTA); and England Netball (EN) and their response received are summarised as follows – these should be considered in conjunction with their previous responses sent in our response dated 11th March and 13th August 2025: –

FF:

- *The Football Foundation position remains as per previous feedback.*
- *The proposed 'CUA' is not a CUA. Amongst various other aspects, it includes no detail of:*
 - *what facilities and ancillary provision is secured by the agreement*
 - *clear pricing policy*
 - *process of dispute resolution*
 - *where accessible toilet provision is provided*
 - *whether access to car parking is secured by the agreement*
 - *No clear process of review and evaluation, or by whom and how a level of objectivity and alignment to local facilities is maintained*
 - *Responsibilities, including maintenance and management of the facilities*
- *This is not exhaustive and listed are just some of the details missing. This is not an agreement it is a statement of proposed operation. There are no signatories proposed, therefore no evidence of commitment to deliver the measures. An agreement requires several parties. This is a one party statement.*
- *Crucially, it proposes community access during the hours of 9-4pm. This provides absolutely no access to community clubs and groups in the most needed hours to use it 5-9pm. It offers no community benefit to justify E5, as only Saturday mornings may be of interest within the timeframe and even then, it is when matches are played, however the proposed specification does not meet FA requirements for the FA Register to be used for match play. It therefore offers no additional benefit to the community beyond that which a good quality grass pitch could, in fact less as the 3G could not be used for affiliated match play. It proposes a worse arrangement than the existing. FF recommends the applicant refers to the SE CUA template for fuller understanding of a suitable example – https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2021-01/20110517-cua-template-full-agreement_final.doc?VersionId=SKSKsW03hFaho5mTDkR0TVL9UF23VqpV*
- *The £50,000 proposed in mitigation for the loss of the U13/14 size football pitch is not representative of the current cost guidance to develop a new pitch, which is approximately £85,000. Furthermore, a reduced pitch size has been proposed in lieu of the 85x55m pitch to be lost.*

LTA:

- *Technically, the project should be developed in line with SAPCA guidance for the Construction of Padel Courts as previously advised. https://sapca.org.uk/wp-content/uploads/2021/03/CoP_for_padel_courts_v3_040321.pdf*
- *The previous comments of the LTA stand. There does not appear to be any of the feedback reflected in the document provided, and we do not consider the proposal as addressing strategic community need through a Community Use proposal. There is no reference to the inclusion of tennis in a Community Use Agreement, or any indication as to how the sport will be part of a community tennis offer.*

- A Community Use Agreement (as included in MCC planning approval for other padel applications) ensures that the local community benefit from the project to meet the strategic need to 'open up' Padel.
- The covered multi-sport area, that includes tennis, does not form part of the LTA covered court strategy or meet local strategic need.
- Local strategic need shows 27.6% within IMD1 (when 1 is most deprived) so any padel or tennis offer should be affordable for the local community. Within a 20-minute walk time of the venue there is a padel demand of 2000 people with a player base of 172 people. 90% of the population earn a total household income of £37-£42K so the pricing model needs to reflect a suitable entry point in tennis and padel.
- There is the need for an acceptable community use plan/ agreement to be put in place. This should look to the total number of playing hours available and the proportion provided for a genuine community offer; addressing the point above around affordability and proactive engagement for the long term. Padel courts that are highly commercial will exclude a significant number of people from the opportunity to play the sport.

EN:

- The Community Use Agreement doesn't include the netball/tennis courts. We would like to see more information on time slots allocated to Wythenshawe Ravens Netball Club. More detail on availability and hire costs.
- No objection, however more information required as above.

Evidence Base – Manchester Playing Pitch and Outdoor Sports Strategy 2023 (PPOSS)

As set out in our response dated 11th March 2025.

Sport England's Position

As part of the proposal is for a sports facility, it could be considered under Exception 5 criteria of Sport England Playing Field Policy. As such, as a guide, the proposal needs to provide demonstrable benefit to sport to outweigh the loss of playing field and may include whether the facility:

- meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);
- fully secures sport-related benefits for the local community;
- helps to meet identified sports development priorities;
- complies with relevant Sport England and national governing bodies of sport design guidance;
- improves the delivery of sport and physical education on school sites; and
- is accessible by alternative transport modes to the car.

Proposals will also need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches.
- other users would be displaced without equivalent replacement provision;

- *it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.*

For example, the proposal will need to demonstrate that the loss of natural turf grass pitches is fully justified, in view of the evidence within the current Playing Pitch Strategy and latest information from the National Governing Bodies.

The submitted further information has not addressed the previous concerns raised and there is no demonstration that the mitigation proposed in relation to off-site grass pitch improvement is sufficient or can be delivered.

Currently the information submitted has not demonstrated a justification for the loss of the grass pitch which the Football Foundation and PPS have indicated is needed. The type of AGP proposed will not sufficiently meet the identified shortfall for football in the area. Further technical details are needed with regard to padel and netball provision. The submitted community use agreement is not sufficient to demonstrate that it will deliver the wider community access required.

The advice from the NGB's above indicates that the proposal has not demonstrated that the loss of football at the site will be outweighed by other wider benefits to sport. Whilst the LTA and the latest needs assessment indicate that a case can be made for padel tennis and the proposal indicates netball provision; this cannot be to the detriment of the delivery of football in this sub area nor across Manchester as a whole. In addition, the proposal has not demonstrated the benefits to the wider community with regard to padel, pickleball and netball.

Conclusions and Recommendation

As previously stated, Sport England understands that there is a need to protect this site for use for football, the potential which the club has expressed to create a 3G pitch will not be fulfilled by the proposed 5 a side AGP and the loss of the natural turf pitch will result in further supply deficit of grass pitches in this location and across Manchester. In addition there is an identified lack of technical information in relation to the proposed sports and no clear demonstration of the wider community benefit.

As such currently Sport England currently **maintains its previous objection** as the proposal fails to meet the requirements of Exception 5 of the Playing Fields Policy and the NPPF paragraph 104 c).

Potential Resolution:

- A clear demonstration of how the proposal can meet Sport England's Playing Field Policy Exception 5 (please refer to above commentary and advice from the NGB's).

- A demonstration of the deliverability of the proposed off-site mitigation for the lost 11v11 youth pitch.
- If the condition of the playing field is part of the applicant's submission, this should be supported with the relevant agronomy information.
- Lighting – confirmation that lux levels will comply with LTA requirements (see previous NGB comments) and meet England Netball standards.
- Full pitch construction details – Section drawings to explain pitch construction and drainage (see previous comments from the Football Foundation).
- Full court construction details – Section drawings to explain pitch construction; court markings with safety run off areas; and drainage.
- Draft community use agreement to facilitate the wider use of all facilities and indicative framework of use, consultation should be sought with impacted NGB's.
- Details relating to:
 - Provision of a Construction Management Plan
 - Provision of details of the continuity of sporting provision throughout construction

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

I hope this is of assistance, any further information or correspondence should be forwarded to [REDACTED]

Yours sincerely

Pauline Shearer MSc BA Hons MRTPI
Planning Manager

[REDACTED]
 [REDACTED]

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy

Manchester City Council

FAO: David Lawless

By email

30th March 2026

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Application: 141898/FO/2025

Site: WYTHENSHAW TOWN FC, TIMPSON ROAD, ROUNDTORN INDUSTRIAL ESTATE M23 9LL

Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

Sport England Reference: PA/25/NW/MC/69944

Thank you for consulting Sport England with further information in relation to the above application in the form of the revised Community Use Agreement.

Summary:

Statutory Response:

Sport England **maintains its objection** to the proposal as it has not been demonstrated that it meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

An assessment of the proposal is set out below.

Additional Information:

- 'Revised Community Use Agreement' uploaded to the LPA's website 26th February 2026

England – Statutory Role and Policy

As set out in our response dated 11th March 2025.

The Proposal and Impact on Playing Field

As set out in our response dated 11th March 2025.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

As set out in our response dated 11th March 2025.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sport's National Governing Bodies and in this case, with regard to the additional information relating the Community Use Agreement, has consulted with the Football Foundation (FF); the Lawn Tennis Association (LTA); and England Netball (EN) and their response received are summarised as follows – these should be considered in conjunction with their previous responses sent in our previous responses: –

FF:

- The updated CUA now states that 'the 5 a side pitch shall be available for wider community use between the hours of 9am – 9pm Monday – Friday and 9am – 5.00 pm on weekends. Whilst this is an improvement in access hours in principle, there is no detail in Schedule 2 to determine whether this 'community use' will be made available at a cost accessible or market comparable rate, only continued reference to no charge for school daytime use.*
- There is now increased description given to target audiences and underrepresented groups. MCRactive being part of the Community Use Committee gives some level of increased objectivity, however just how target people and groups are to be identified and how their suitability will be assessed or determined is still somewhat unclear.*
- FF recommends that Manchester FA forms part of the Community Use Committee rather than/as well as a direct signatory.*
- FF maintains the previously stated in relation to Schedule 1:*
- 'The proposal would lose a football pitch, the whole of which was available for peak community use. The offer limits 'community use,' excluding one tennis/netball court and three padel courts to be reserved for private/commercial use. FF views this as reduced relative to the level of access which is being lost.*
- Also, still:*
- 'There is no mention of toilet facilities to be accessible within Schedule 1 – these should be viewed as fundamental to facilitating safe and reasonable use of sports facilities.*
- Schedule 2 states that '24 car parking spaces shall be made available for community users to park cars during Off Peak Hours'. Now that community use of the 3G pitch is proposed to be made available during peak times '9am – 9pm Monday – Friday', where do peak time facility hirers park?*

LTA:

- The revised CUA submission is one that the LTA has accepted as suitable for management of community access to the tennis and padel facilities under an agreement.*
- There are areas that require monitoring in their effectiveness in removing barriers for the under-represented groups particularly for Padel . The document does not set out the access times for padel to ensure that it is not limited to daytime usage*

(P4:5.4). The expectation would be for padel, as well as tennis, to have evening and weekend participation opportunities.

- *P1 To be clarified- Does Casual Use give participants 'up to' 8 days in advance to book or requires their booking to be 'made' 8 days in advance? The latter being a potential barrier to play.*
- *In observation, inclusivity has an onus on the Community-Use Committee to provide sufficient access to priority groups. Close monitoring of participation impact will need to be in place.*

EN:

- *Section 5. There is no mention of the MUGA and any timings restriction to allow for specific community groups, however a discounted rate is mentioned in section 7. Could it be clarified whether the access during the discounted rates times is restricted or whether the MUGA will be available to everyone but identified groups will receive a discount during these time periods.*

Evidence Base – Manchester Playing Pitch and Outdoor Sports Strategy 2023 (PPOSS)

As set out in our response dated 11th March 2025.

Sport England's Position

As part of the proposal is for a sports facility, it could be considered under Exception 5 criteria of Sport England Playing Field Policy. As such, as a guide, the proposal needs to provide demonstrable benefit to sport to outweigh the loss of playing field and may include whether the facility:

- *meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);*
- *fully secures sport-related benefits for the local community;*
- *helps to meet identified sports development priorities;*
- *complies with relevant Sport England and national governing bodies of sport design guidance;*
- *improves the delivery of sport and physical education on school sites; and*
- *is accessible by alternative transport modes to the car.*

Proposals will also need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- *it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches.*
- *other users would be displaced without equivalent replacement provision;*
- *it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.*

For example, the proposal will need to demonstrate that the loss of natural turf grass pitches is fully justified, in view of the evidence within the current Playing Pitch Strategy and latest information from the National Governing Bodies.

The submitted Community Use Agreement has addressed some of the previous concerns raised by the LTA and England Netball the National Governing Body's for tennis/padel and netball respectively, although there are some areas which they have both identified in their response that require clarification and modification.

Sport England has previously set out that the proposal has not demonstrated that the mitigation proposed in relation to off-site grass pitch improvement is sufficient or can be delivered. Currently the information submitted has not demonstrated a justification for the loss of the grass pitch which the Football Foundation and PPS have indicated is needed. The type of AGP proposed will not sufficiently meet the identified shortfall for football in the area.

The submitted latest community use agreement has been somewhat improved and Sport England await the views of England Netball and the Football Foundation for their assessment of its suitability. However, it is important to confirm that although the provision of padel; netball; and pickleball are additional sports, which will provide limited community use, this does not in itself mitigate for the loss of the natural turf football pitch.

Conclusions and Recommendation

As previously stated, Sport England understands that there is a need to protect this site for use for football, the potential which the club has expressed to create a 3G pitch will not be fulfilled by the proposed 5 a side AGP and the loss of the natural turf pitch will result in further supply deficit of grass pitches in this location and across Manchester.

In addition, aside from this, as Sport England's fundamental objection, as previously stated there is an identified lack of technical information in relation to the proposed sports. The latest information in the form of the Community Use Agreement has not demonstrated fully the wider community benefit resulting from the proposed sporting offer, the Football Foundation, LTA and England Netball have set out how improvements in relation to their sports can be made.

As such currently Sport England currently **maintains its previous objection** as the proposal fails to meet the requirements of Exception 5 of the Playing Fields Policy and the NPPF paragraph 104 c).

Potential Resolution:

As previously set out in our response sent 21st October 2026, but in particular the need to satisfy the Football Foundation requirement for appropriate mitigation for the lost natural turf football pitch.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

I hope this is of assistance, any further information or correspondence should be forwarded to [REDACTED]

Yours sincerely

Pauline Shearer MSc BA Hons MRTPI
Planning Manager

[REDACTED]

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy

Manchester City Council

FAO: David Lawless

By email

11th March 2025

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Application: 141898/FO/2025

Site: WYTHENSHAW TOWN FC, TIMPSON ROAD, ROUNDTORN INDUSTRIAL ESTATE M23 9LL

Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

Sport England Reference: PA/25/NW/MC/69944

Thank you for consulting Sport England in relation to the above application.

Summary:

Statutory Response:

Sport England **objects** to the proposal as it has not been demonstrated that it meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

An assessment of the proposal and a suggested submissions are set out below.

Sport England – Statutory Role and Policy

It is understood that the proposal would prejudice the use, or lead to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). Sport England is therefore a statutory consultee.

Sport England has considered this pre-application submission in light of the National Planning Policy Framework (in particular Para. 104), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.' (Annex to this response).

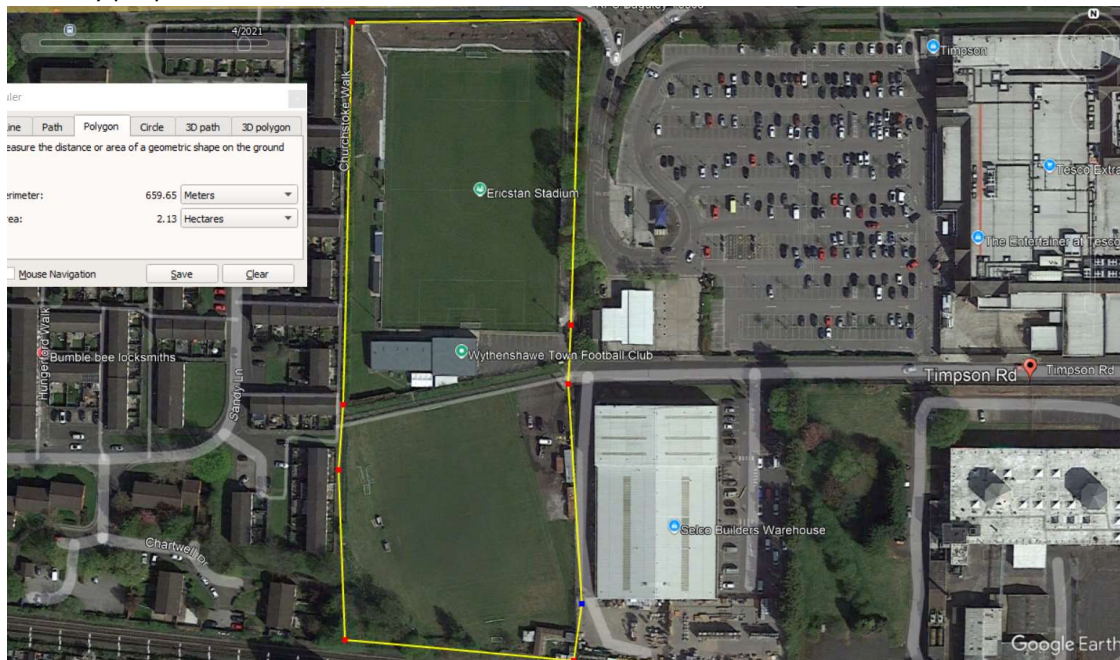
Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

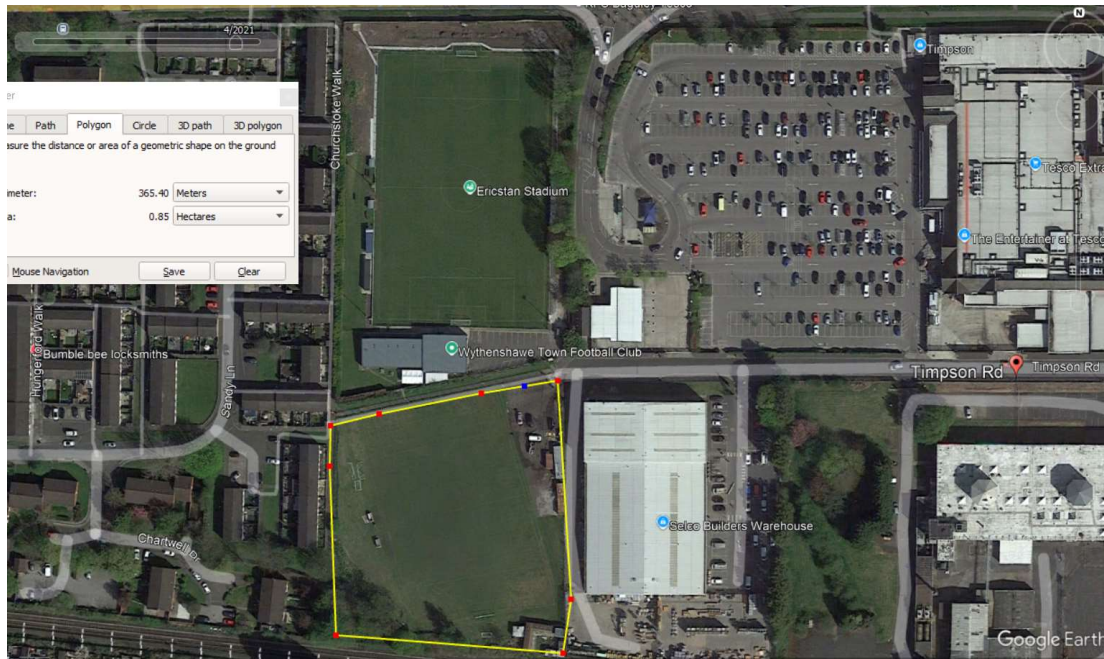
The Proposal and Impact on Playing Field

The proposal includes the construction of what is described as 'a multi sports' facility which is part covered and with sports lighting. The proposal includes a café, parking, changing facilities in a container and fencing. The multi-sport element is identified as providing for; a 5 a side AGP; six padel courts; 2 tennis/multi use courts (pickleball and netball). The location is the site of Wythenshawe Town FC and currently provides two natural turf pitches; one adult and one junior 11v11 pitch.

Google Extract showing the extent of playing field land as 2.13ha: Some of which would be considered as unable to mark out pitches but could be used for ancillary purposes:



Google Extract showing estimated overall loss of extent of natural turf playing as .85ha:



The proposal would lead to the loss of approximately 0.85ha of playing field which has been marked out as a junior football pitch.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

Sport England has considered the proposals with regard to the specific exception criteria identified in the above policy and made the following assessment:

E1: Does not apply, it has not been demonstrated that there is an excess of playing pitches and there is no evidence to suggest that the natural turf playing fields affected are not needed.

E2: Does not apply, the proposal affects the quantity or quality of playing pitches. The statement indicates that the 'above ground facilities' can be dealt with under Exception 2, however this would only apply if they did not affect pitches.

E3: Does not apply, the proposal affects land forming a playing pitch.

E4: Does not apply, no replacement playing field has been proposed.

E5: The proposal is for a sport facility and as such could be considered under this exception but that the proposal would need to fully meet its requirements as discussed below.

The National Planning Policy Framework paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

In this regard the proposal would need to meet c) of paragraph 104 of the NPPF.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sport's National Governing Bodies and in that case, with regard to the additional information, has consulted with the Football Foundation (FF); the Lawn Tennis Association (LTA); England Netball (EN) and their response received are summarised as follows: -

FF:

- ***There has been no information submitted in relation to the strategic loss of the full size grass pitch for a 5v5 3G. FF understand the club may be submitting a 'sports mitigation package' to the LPA in relation to the proposal, however this is yet to be available in the portal for FF comments.***
- *There is no information provided in relation to the 3G construction requirements other than the applicant advising it will be 3G and a shock pad base. See technical requirements below.*
- *The 5v5 pitch does not have 3m safety run offs marked on the site plan. See FA pitch sizes below.*
- *Recommended sizes - All pitch sizes should comply with FA recommended sizes.*
- *Recommended sizes:*
 - *Mini-Soccer U7 and U8 (5v5) 37 x 27m (43 x 33m including safety run-off area)*
 - *Mini-Soccer U9 and U10 (7v7) 55 x 37m (61 x 43m including safety run-off area)*
 - *Youth U11 and U12 (9v9) 73 x 46m (79 x 52m including safety run-off area)*
- *A minimum safety run-off of 3m must be provided from all perimeter lines.*
- *MFA understand the pitch in question is used by several of Wythenshawe Town's grassroots teams and is listed as being used for the club's match day ground data for some of their teams. However, according to the club this pitch has not been used for match play since last season due to poor drainage on site but is still used for some small, sided training.*
- *FF understand only basic maintenance in the form of cutting is currently performed on the pitch. This could contribute to the reported poor drainage on the pitch and an increased maintenance regime could alleviate this standing water issue.*
- *From a strategic perspective, there is a shortage of grass pitches across the Manchester and replacing a youth 11v11 grass pitch with a 5v5 3G does not mitigate the impact of this loss.*
- *The Manchester PPS and LFFP both refer to the strategic need for a full sized 3G project at Wythenshawe Park (which is across the road from the WTFC site).*

The strategic reference to this could see the creation of 2 x 11v11 3Gs and would address the shortfall for 3G provision in the area.

- **3G AGP Technical Requirements**

- Construction Quality – The pitch is constructed to FIFA Quality Programme for Football Turf – FIFA Quality standard or equivalent International Match Standards (IMS) as a minimum. For Step 1 and 2 – any 3G pitch must meet the FIFA Quality Pro performance standard. Smaller pitches should be constructed to this quality standard and tested to BS EN 15330-1:2013 standard.
- Testing – Any 3G pitch to be used for FA affiliated football in England must be on the FA 3G pitch register. Teams hosting matches on a pitch that is not on the register are at risk of the league or competition imposing sanctions. There are three types of tests that can be completed and used to add a pitch on to the 3G pitch register. These are as follows:
FIFA Quality Programme for Football Turf – Quality or Quality Pro
BS EN 15330-1:2013
The FA Register Test
- If your pitch is to be used for matches at steps 1 to 6 of the National League System, it must be tested and certified annually to the FIFA Quality Programme for Football Turf. 3G pitches to be used in steps 3 to 6 must be accredited to the FIFA Quality mark and those in steps 1 and 2 the FIFA Quality Pro mark.
- For pitches used outside of the National League System the minimum level of testing required is the FA Register Test. If a pitch is tested and accredited by FIFA, or has been found to comply with BS EN 15330-1:2013, these pitches will also automatically be added to the 3G pitch register.

- **Pricing** – Pricing policies must be affordable for community/grass roots football clubs and should be agreed with the local County Football Association. This should include match-rates at weekends equivalent to the Local Authorities price for natural turf pitches.

- **Pitch Replacement Fund** – Ensure that a Pitch Replacement Fund (alternatively referred to as a sinking fund, formed by periodically setting aside money over time to cover the resurface and replacement lifecycle costs) is in place to maintain 3G pitch quality in the long term. The Football Foundation recommend £8000 per annum for a 5v5 pitch and this should be index linked.

- **Strategic need** – Refer to the site in PPS and/or LFFP

- **Design guidance:**

- General – The 3G AGP design should follow The FA Guide to Football Turf Pitch Design Principles and Layouts. Notably 91x55 with shockpads installed to assist with the retention of rubber infill. Will acoustic fencing be required.
- Recessed fencing – We recommend that the fencing is recessed to allow for safe and easy goal storage.
- Fence height – The FA recommend the perimeter fence height on all sides of the 3G AGP is 4.5m.
- Safety run-off area – A minimum safety run off 3m should be provided from all pitch perimeter lines that must be free from obstructions at all times.
- Spectator area – A dedicated hard standing area for spectators should be provided within the perimeter fence. A 1.1m high spectator barrier should be installed to ensure that spectators can view the 3G playing area from this hard standing area which is separate from the 3G area.
- Line marking – We recommend that over-marking is made to allow for different formats of football (e.g. 5v5, 7v7, 9v9 and 11v11). Over-marking should adhere to The FA Guide to Football Turf Pitch Design Principles and Layouts.
- Infill retention – measures should be taken to manage and minimise the loss of infill from the playing surface. BSI Standards, working with the European Committee for Standardisation (CEN), have developed a Technical Report describing the procedures that should be used to control infill migration. Design measures and procedures to control infill migration include:
 - Fitting containment barriers on a pitch's perimeter fencing.
 - Installing decontamination grates and boot cleaning brushes at all player and vehicle entrance gates.

- Ensuring all stormwater drains around a pitch have suitable microfilters to capture any infill being carried by surface run-off, etc.
- Keeping a dedicated maintenance brush within the boundaries of the pitch, so it cannot carry infill into the surrounding environment.
- Thoroughly removing any infill from maintenance tractors, etc. before they leave the pitch.
- FIFA, World Rugby and the International Hockey Federation (FIH) have all included the recommendations of CEN into their certification programmes for artificial grass pitches. Contractors building fields that require certification should therefore include the measures within their designs.
- The following link is EN Guidance FF adopted in 2020 for all our funded artificial pitches <https://www.estc.info/wp-content/uploads/2020/03/FprCENTR-17519-Public.pdf>
- Applicants should refer to this guidance when proposing infill retention and mitigation measures in their 3G pitch designs.

LTA:

- There is a clear demand for padel in Manchester, evidenced by a strategic plan developed in partnership with Manchester Active for more padel courts across the City.
- LTA insight for the locality has demonstrated a conservative estimate that 12 Padel Courts can be sustained through local community population demand, that includes both a drive and walk analysis.
- The local catchment is mixed with 17% of the population within IMD 10 and 27.6% within IMD 1, when 1 is most deprived. Any padel offer should therefore be sustainable but also affordable for the local community to be able to participate. A solely commercial offer would price a significant number of people out of the opportunity to get involved in the sport.
- Pre application discussions with the applicant has identified a need to further understand Community Use arrangements at the site. A CUA will be important to 'open up' padel and tennis, and for there to be an exit route into continued participation.
- The LTA is in dialogue with the Manchester Active and the applicant around model and plans. We have seen early layout plans for the site but would need full technical specifications to be able to comment.
- We recommend all plans adhere to SAPCA recommendations.

EN:

- There is a high number of England Netball registered players within a 15 minute drive of this location. There are also 3 netball clubs and 2 England Netball programmes taking place within a 15 minute drive. The majority of netball facilities within a 15 minute drive are within educational settings. There is only 1 leisure facility with outdoor courts (other leisure facilities are indoor only).
- Floodlit netball courts not within an education setting would be welcomed in this area.

No details have been provided in relation to the technical requirements for netball, which would need to meet Sport England standards in terms of surfacing and layout as follows:-

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces>

Evidence Base – Manchester Playing Pitch and Outdoor Sports Strategy 2023 (PPOSS)

Manchester's PPOSS was undertaken in 2023 and an annual monitoring report (AMR) produced in 2024 and as such acts as a robust evidence base of supply and demand for outdoor sports facilities in the area. This site is located in the Wythenshawe sub area and identified in the evidence base as containing as follows :-

One adult and one youth 11v11 pitch of good quality. Youth 11v11 pitch overmarked with mini 7v7v. Ancillary provision of good quality. Adult pitch has actual spare capacity of 0.5 MES at peak time. Youth 11v11 pitch has potential spare capacity but is played to capacity at peak time. Wythenshawe Town FC has plans to develop its hospitality and function area, through the development of an additional hospitality building connecting onto the current clubhouse. The Club aspires to convert its adult pitch to a 3G pitch.

The recommended actions for the site are:-

Sustain pitch quality with appropriate maintenance. Explore the feasibility of converting adult pitch to a 3G pitch. Explore the potential of the development of a hospitality and function building connecting to the current clubhouse.

In terms of demand the AMR identified an increase in football teams across the range of pitch sizes with only small increases in pitches in 9v9 and mini.

Area	Adult		Youth 11v11		Youth 9v9		Mini 7v7		Mini 5v5	
Wythenshawe	+10	0	+5	0	+6	+1	+8	0	+1	+2

The report's conclusions in terms of grass pitch supply/demand are as follows:-

This shows there was a fine balance between supply and demand across all areas with minimal spare capacity in 2021. By 2031 the majority of spare capacity is expected to have been eradicated with a dominant position of shortfalls across most pitch types and areas. Given the increased number of teams in 2022 compared to new pitch provision it is anticipated the shortfalls will have been exacerbated further and any spare capacity reduced further.

The report concludes that there is a need for an additional AGP/3G pitch in the Wythenshawe area. It is worth noting that in the Wythenshawe sub area that there is an undersupply of pitches for Rugby Union to 2031 and this could be a consideration in the delivery of future AGP/3G provision to be World Rugby compliant to support rugby use.

Manchester is looking to invest in the netball offer across the city in areas where it is demonstrated that there is a need. The PlayZone consultation has directed this approach.

The authority is aiming to develop a padel investment strategy as supporting infrastructure for existing facilities stating the following:-

LTA demand analysis has been carried out for padel showing a conservative estimate that 42 courts can be maintained across the North, Central, South and Wythenshawe analysis areas. LTA, MCC and Manchester Active are developing an area wide strategic investment plan to deliver the number of courts required to meet demand

Sport England's Position

As part of the proposal is for a sports facility, it could be considered under Exception 5 criteria of Sport England Playing Field Policy. As such, as a guide, the proposal needs to provide demonstrable benefit to sport to outweigh the loss of playing field and may include whether the facility:

- meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);*
- fully secures sport-related benefits for the local community;*
- helps to meet identified sports development priorities;*
- complies with relevant Sport England and national governing bodies of sport design guidance;*
- improves the delivery of sport and physical education on school sites; and*
- is accessible by alternative transport modes to the car.*

Proposals will also need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches.*
- other users would be displaced without equivalent replacement provision;*
- it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.*

For example, the proposal will need to demonstrate that the loss of natural turf grass pitches is fully justified, in view of the evidence within the current Playing Pitch Strategy.

Currently there is insufficient information to justify the loss of the grass pitch which the Football Foundation and PPS have indicated needed. The type of AGP proposed will not meet the identified shortfall in the area. Further technical details are needed with regard to padel and netball provision. A better understanding of the arrangements for community use is required.

The advice from the NGB's above indicates that the proposal has not demonstrated that the loss of football at the site will be outweighed by other wider benefits to sport. Whilst the LTA and the latest needs assessment indicate that a case can be made for padel tennis and the proposal indicates netball provision, this cannot be to the detriment of the delivery of football in this sub area nor across Manchester as a whole.

Conclusions and Recommendation

Sport England understands that there is a need to protect this site for use for football, the potential which the club has expressed to create a 3G pitch will not be fulfilled by the proposed 5 a side AGP and the loss of the natural turf pitch will result in further supply deficit of grass pitches in this location and across Manchester. In addition there is an identified lack of technical information in relation to the proposed sports and no clear demonstration of the wider community benefit. As such currently Sport England currently **objects** as the proposal fails to meet the requirements of Exception 5 of the Playing Fields Policy and the NPPF paragraph 104 c).

Potential Resolution:

- A clear demonstration of how the proposal can meet Sport England's Playing Field Policy Exception 5. (please refer to above commentary and advice from the NGB's).
- A completed sports mitigation plan.
- If the condition of the playing field is part of the applicant's submission, this should be supported with the relevant agronomy information.
- Lighting – confirmation that lux levels will comply with LTA requirements (as above) and meet England Netball standards.
- Full pitch construction details – Section drawings to explain pitch construction and drainage.
- Full court construction details – Section drawings to explain pitch construction and drainage.
- Draft community use agreement for use of all facilities and indicative framework of use.
- Details relating to:
 - Provision of a Construction Management Plan
 - Provision of details of the continuity of sporting provision throughout construction

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

I hope this is of assistance, any further information or correspondence should be forwarded to [REDACTED]

Yours sincerely

Pauline Shearer MSc BA Hons MRTPI
Planning Manager

[REDACTED]
[REDACTED]

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy

Manchester City Council
By email

Your ref 141898/FO/2025
Our ref DC/25/432
Date 25-MAR-25

Dear Planning Team

Location: Wythenshawe Town FC Timpson Road Manchester M23 9LL.

Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal. The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

OBJECTION – DEVELOPMENT OVER CRITICAL SEWER INFRASTRUCTURE

United Utilities can confirm that the proposal is **not acceptable** to United Utilities as proposed features appear to be located in close proximity to critical infrastructure. Following our review of the proposed site layout, development is close to a 150mm Foul Rising Main in the north of the site and directly over a 1350mm Surface Water Sewer in the west of the site. Until such time as the applicant has resolved all concerns regarding the proximity of proposed development to the sewer infrastructure, our position is that we must **OBJECT** to the proposal.

To discuss the proposal in relation to our wastewater asset(s) we recommend the applicant contacts our Developer Services team by email at [REDACTED]. If direct communication, between the applicant and our Developer Services team, results in an acceptable solution to address our current objection, the applicant must submit any agreed details to the Council for formal consideration. It is the applicants responsibility to ensure that the Council have all information that is relevant to their application. This **includes** a resolution to the discharge of surface water, which should not be discharging to the combined sewer system as there are more sustainable options in the site.

We have recommended two conditions below and it is not our preferred approach. The objection should be resolved as part of the planning application process in this submission.

There is a risk resolving by conditions as features are above our infrastructure which is not acceptable so an approved layout would prevent the required amendments.

DRAINAGE

Following our review of the submitted drainage documents; Flood Risk Assessment, prepared by Graham Schofield Associates, Ref: 2024.101 B and Drainage Strategy Ref: 2021.101.D01, Dated 08/01/2025, the plans are **not acceptable** to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated as it is proposed to discharge surface water to a combined sewer when there is a dedicated surface water sewer running within the development.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION 1 – FOUL AND SURFACE WATER DRAINAGE

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;*
and
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at [REDACTED]. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Section 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: [Working near our pipes - United Utilities](#). Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Rising Main

As noted above, a rising main (a public sewer operating at high pressure) crosses this site and it must not be built over. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The applicant should determine the precise location, depth and condition of the pipeline as this can influence the required stand-off distance from any structure.

Public sewer

As noted above, a surface water sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Should the Council deem this application suitable for approval we request the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for the wastewater asset:

CONDITION 2 – PROTECTION OF WASTEWATER INFRASTRUCTURE

No construction shall commence until details of the means of ensuring the 150mm Foul Rising Main and 1350mm Surface Water Sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 150mm Foul Rising Main and 1350mm Surface Water Sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: [Building & Developing - United Utilities](#)

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

2.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and

subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our charges 2024/25 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering):

[REDACTED]

WASTEWATER (public sewers and drainage):

[REDACTED]

SLUDGE PIPELINES:

[REDACTED]

Telephone (Monday-Friday, 8am-6pm):

[REDACTED]

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email:

[REDACTED]



Outlook

Wythenshawe town planning application

From Susan Cooley <[REDACTED]>

Date Thu 13/03/2025 18:52

To David Lawless <[REDACTED]>

Dear Dave

I'm writing to let you know my support for the above

The football club plays a key role in bringing together the community of Brooklands. The plans for expansion will mean that the club will be able to offer even more free use of the facilities to young people in our ward. Something which we all support

Best Regards

Sue

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[EXT] LSBUD Ref: 39000001 Your Ref: 141898/FO/2025 (LRP) DBYD MP-LP High Risk

From .box.Cadent.PlanningApplications <[REDACTED]>

Date Thu 09/10/2025 14:49

To David Lawless <[REDACTED]>

 1 attachment (550 KB)
39000001_CadentGas.pdf;

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Date: 09/10/2025

LinesearchbeforeUdig ref: 39000001

Your ref: 141898/FO/2025 (LRP)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team


cadentgas.com

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Cadent Gas Limited is a limited liability company, registered in England and Wales (registered no. 10080864) with its registered office at Pilot Way, Ansty Park, Coventry, CV7 9JU.

Application details:	Application number: 141898/FO/2025 Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings. Location: Wythenshawe Town FC, Timpson Road, Manchester, M23 9LL.
-----------------------------	---

LLFA Comments 01/05/2025

The following Information has been considered:

Planning Portal uploads:	14/01/2025 - 11/02/2025
Further submission emails:	From: David Lawless <[REDACTED]> Sent: 27 March 2025 16:37 To: Flood Risk Management <[REDACTED]> Subject: Fw: Planning application: 141898/FO/2025.
Pre-Application Advice:	NA

Any LLFA Comments to LPA

Records indicate United Utilities public sewer crossing onsite.
 The LPA should ensure United Utilities are consulted on an approvable Master Plan before determining this planning application.

Condition: Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Application details:	Application number: 141898/FO/2025 Proposal: Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings. Location: Wythenshawe Town FC, Timpson Road, Manchester, M23 9LL.
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LLFA Comments 12/03/2025

The following Information has been considered:

Planning Portal uploads:	14/01/2025 - 11/02/2025
Further submission emails:	NA
Pre-Application Advice:	NA

Any LLFA Comments to LPA
Records indicate United Utilities public sewer crossing onsite. The LPA should ensure United Utilities are consulted on an approvable Master Plan before determining this planning application.

Condition: Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

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Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.



Memorandum

To David Lawless

From Laura Wareing

Date 28 February 2025

Subject **141898/FO/2025**

Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The site is located adjacent to the adopted highway of Timpson Road. No Waiting (Mon - Sat, 8am - 6pm) is in place along Timpson Road and at the access to the exiting playing field (proposed site) and access to Wythenshawe Town Football Club to the north.

The site is accessed from Timpson Road on the northern extent of the development site.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

Weekday:

- o Trip generation assessment methodology acceptable to Highways in principle.
- o Weekday TRICS assessment found:
- o 2 two-way trips anticipated in AM peak and 11 two-way trips anticipated in PM peak.
- o Overall assessment indicates that the proposed development will not result in a significant number of trips and the new access will operate well within capacity.

Weekend:

- o It is requested that anticipated trip generation associated with weekend football is assessed.

Parking Accumulation Assessment:

First Principles:

- o First principles assessment undertaken using maximum number of peoples/players (42) using the facilities (6 x double padel courts, 2 x multi-use courts and 1 x 5-a-side pitch).
- o Noted that this does not take into consideration the weekend football games.

Parking Accumulation:

- o Accumulation assessment undertaken using TRICs trip rates - methodology acceptable in principle.
- o Results suggest 21 of the 35 spaces will be occupied - 61%
- o Acceptable in principle.
- o Note that the above only takes into account the weekday activities.
- o Request a TRICs assessment for weekend use to be undertaken and a parking accumulation assessment undertaken.

HIGHWAYS SAFETY:

- o Crashmap data reviewed.
- o 1 collision recorded at signalised junction.
- o No incidents recorded along Timpson Road or at site access.
- o No safety concerns adjacent to the site.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services and Metrolink services are available within walking distance of the site.

PARKING AND ACCESS:

Access:

- o Existing access from Timpson Road to be retained.
- o Request that the access be a minimum of 5m in width
- o Drawing '332611422/100/001 rev A' demonstrates that a large vehicle can enter, manoeuvre and use the turning head and egress the site in forward gear.
- o Plans indicate that the new access road will be 5.5m in width - acceptable in principle.
- o Request confirmation of footways and footway widths within the site.

Parking:

- o 35 parking spaces proposed
- o Includes 3 disabled parking bays - acceptable in Principle.
- o Request that a minimum of 3 parking spaces have EV Charging.
- o Plan shows that parking to the north and south meet MCCs standard and disabled parking bay dimensions - acceptable in principle.
- o 8 parking bays to the west meet MCCs standard parking bay dimensions.

- o Drawing '332611422/100/002 Rev A' swept path analysis demonstrates that a vehicle can access and egress these parking spaces - acceptable in principle.
- o 6m aisle width noted at parking area to the south - acceptable in principle.

CAR PARK MANAGEMENT / EVENT MANAGEMENT STRATEGY:

- o The Planning Statement suggests that mini-football tournaments will take place every Saturday for up to 9 teams.
- o It is requested that a Car Park Management Plans is in place to manage parking on-site.
- o It is requested that an Events Management Strategy is in place. This should be implemented for larger events.
- o It is recommended that a Traffic Management Strategy is conditioned to any consent of the application to include the following:
 - o Marshalls during large events (this must include prayer) both on and off-site;
 - o Appropriate signage;
 - o Segregated areas for use by taxis and minibuses.
 - o Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

CYCLE PARKING:

- o Provision of 6 cycle parking spaces - acceptable in principle.
- o Request that cycle parking use is monitored and additional cycle parking provided when necessary.
- o Cycle parking is secure and sheltered - acceptable to Highways.

BOUNDARY TREATMENTS:

- o It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

REFUSE AND SERVICING:

- o Request that waste and servicing details are provided. Must include:
 - o Anticipated levels of waste
 - o Proposed bin store location
 - o Proposed waste collection point
 - o Proposed servicing arrangements
 - o Swept path analysis of largest anticipated refuse and service vehicle.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be conditioned.

The CMP is to be submitted prior to the start of works. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

SUGGESTED CONDITIONS:

EVC
Cycling
Car Park Management Plan
Events Management Plan
CMP

INFORMATION:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester [REDACTED]

Highways Reference: 16725/FO/2025

Planning app. 141898/FO/2025 URN:2019/0645/PLA/02

From Patrick Babb <[REDACTED]>

Date Wed 26/03/2025 10:37

To David Lawless <[REDACTED]>

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Hi David

Having looked at the proposals I am not too concerned but I would highly recommend that any glazing in the café is protected with shutters/mesh/grille or similar, to protect them from vandalism.

Kind regards

Patrick Babb
Design for Security Consultant

for and on behalf of Greater Manchester Police | Crime Prevention Team
design**for**security

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP
[REDACTED] www.designforsecurity.org

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You can also connect with us on:

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Thank you for your co-operation.

Wythenshawe Town FC Timpson Road Manchester M23 9LL - 141898/FO/2025

From Rudi Farghaly <[REDACTED]>

Date Wed 12/03/2025 09:23

To David Lawless [REDACTED]

Cc Caroline Berresford [REDACTED]

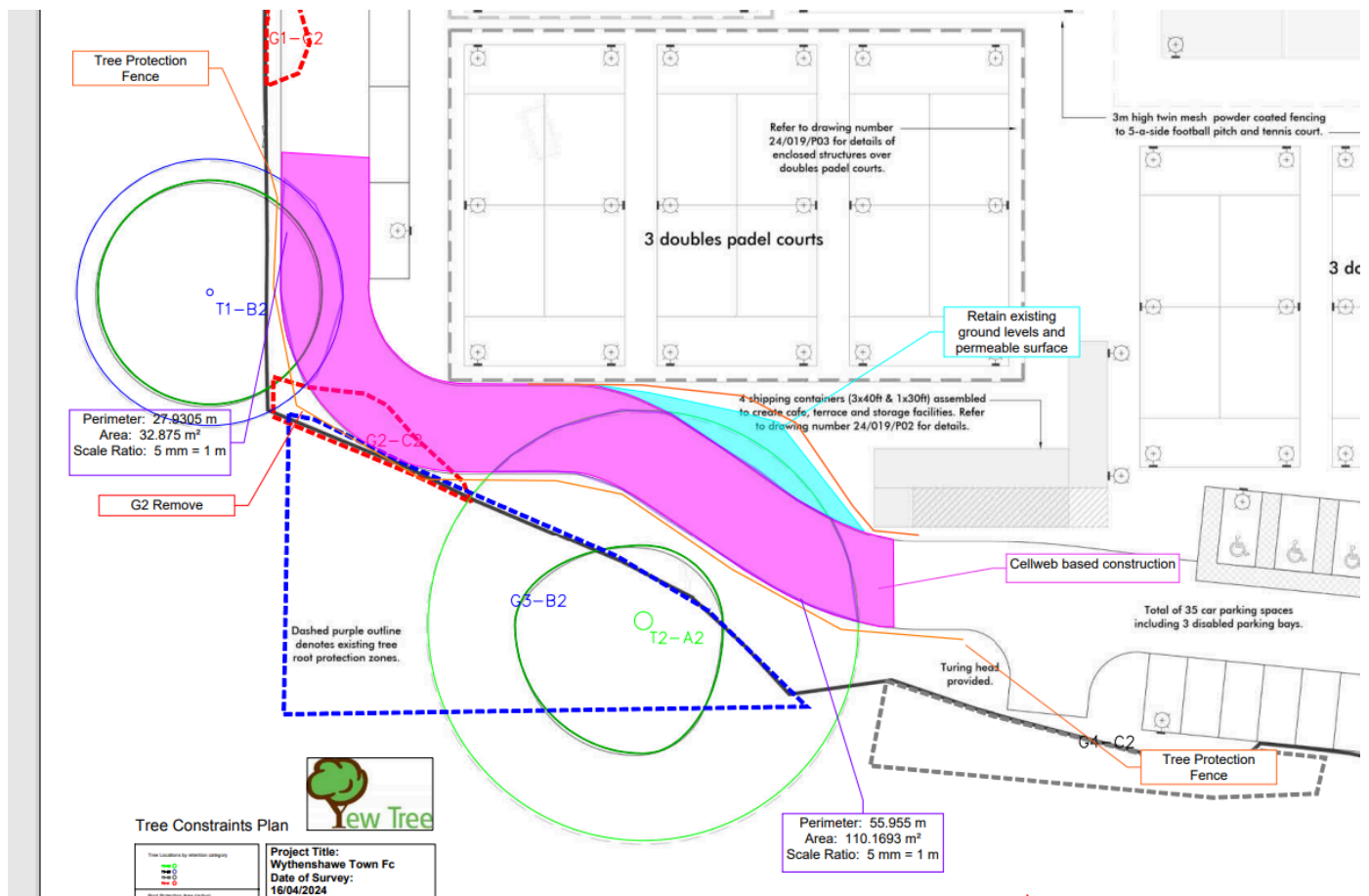
Good morning,

Wythenshawe Town FC Timpson Road Manchester M23 9LL - 141898/FO/2025

The applicant has proposed to carry out the following development works:

Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

The proposed site layout in relation to the high value trees, can be seen below:



In order for us to approve this development (from an arboricultural perspective), the developer would have to strictly adhere to the method statement.

Adequate tree protection measure will need to be put in place and the proposed Cell-web or similar would need to be used in order to protect the trees root from compaction.

Subject to the trees being adequately protected during this development, we would have no objection to the proposals.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical

Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA

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Overview map of worksite

The map shows a proposed drainage layout on a site plan. Key features include:

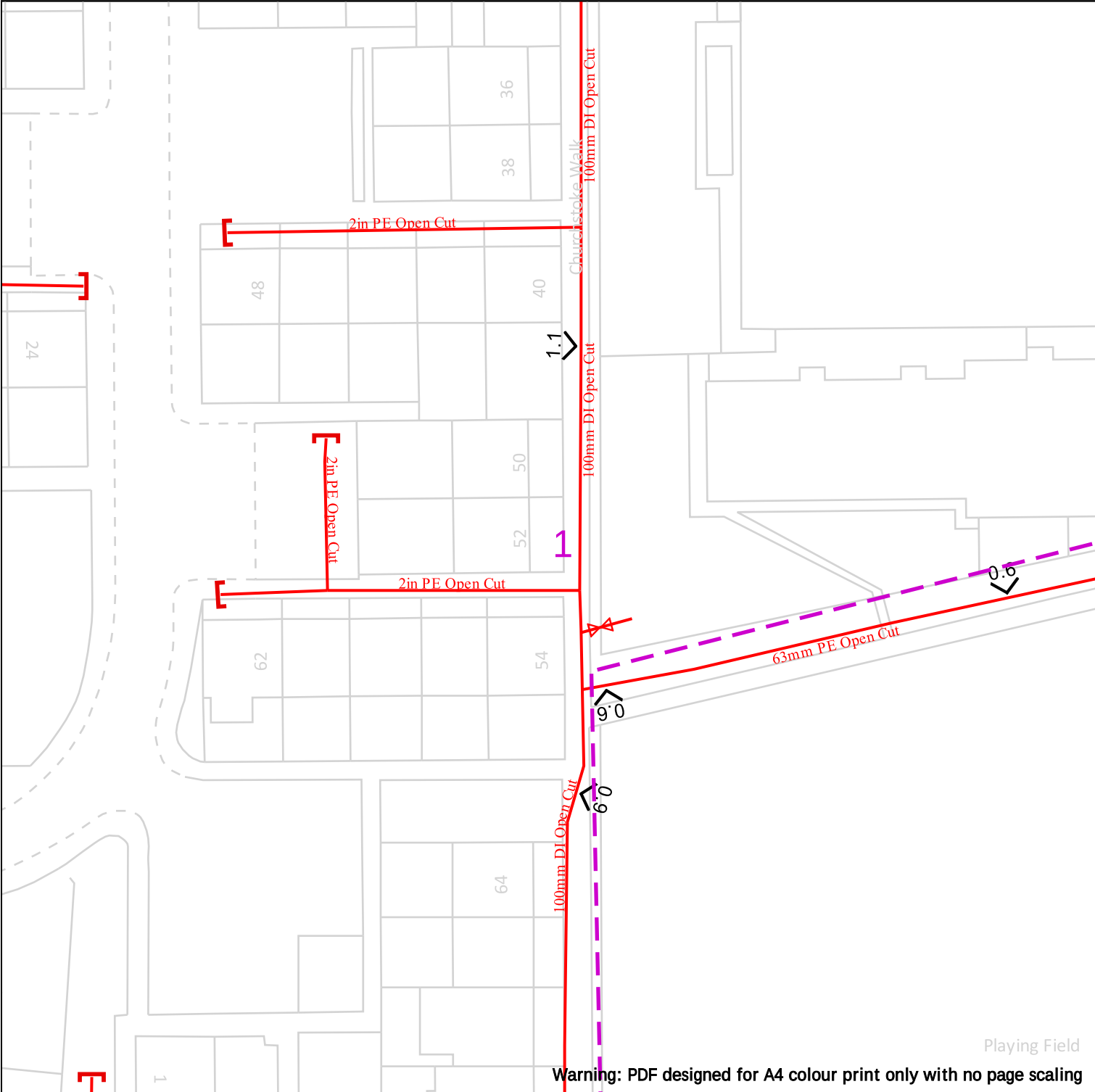
- Proposed Drainage Layout:** Indicated by red lines and dashed purple lines.
- Existing Features:**
 - Streets:** Rothermere Walk, Calverstone Walk, and a road labeled "DRIVE".
 - Buildings:** Sports Pavilion, and residential buildings numbered 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100.
 - Open Space:** Playing Field.
- Proposed Drainage Details:**
 - 2in PE Open Cut:** Located near the top left, with a slope of 0.6.
 - 63mm PE Open Cut:** Located near the top right, with a slope of 0.7.
 - 100mm DI Open Cut:** Located near the bottom left, with a slope of 0.8.
 - 4in SI Open Cut:** Located near the bottom left, with a slope of 0.7.
- Other Labels:**
 - 1.1**, **1.0**, **0.9**, **0.8**, **0.7**, **0.6**, **0.5**, **0.4**, **0.3**, **0.2**, **0.1**
 - 3**, **4**

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Cadent
Your Gas Network

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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Cadent
Your Gas Network

Date Requested: 25/02/2025
Job Reference: 36425062
Site Location: 380124 389125
Requested by: Miss Sharon Orton

Your Scheme/Reference:
141898/FO/2025 (SO)

View extent: 100m, 100m

25m

Dig Sites	Area:	Line:
	LP Mains	
	MP Mains	
	IP Mains	
	LHP Mains	

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

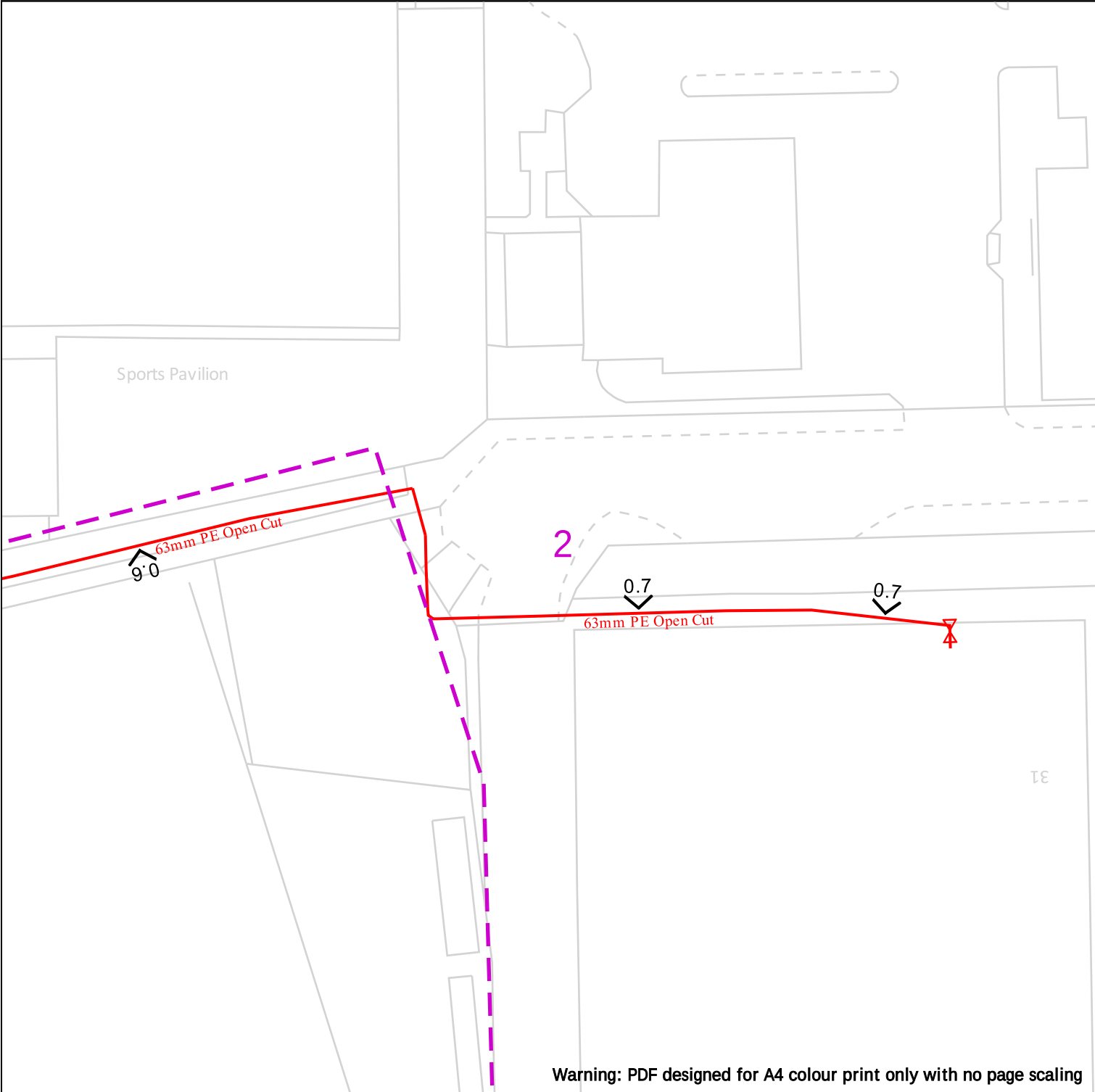
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

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Cadent
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Date Requested: 25/02/2025
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Your Scheme/Reference:
141898/FO/2025 (SO)

View extent: 100m, 100m



25m

Dig Sites	Area: 	Line: 	
	LP Mains	 Valve	 Diameter Change
	MP Mains	 Depth of cover	 Material Change
	IP Mains	 Syphon	 Out of Standard Service
	LHP Mains		

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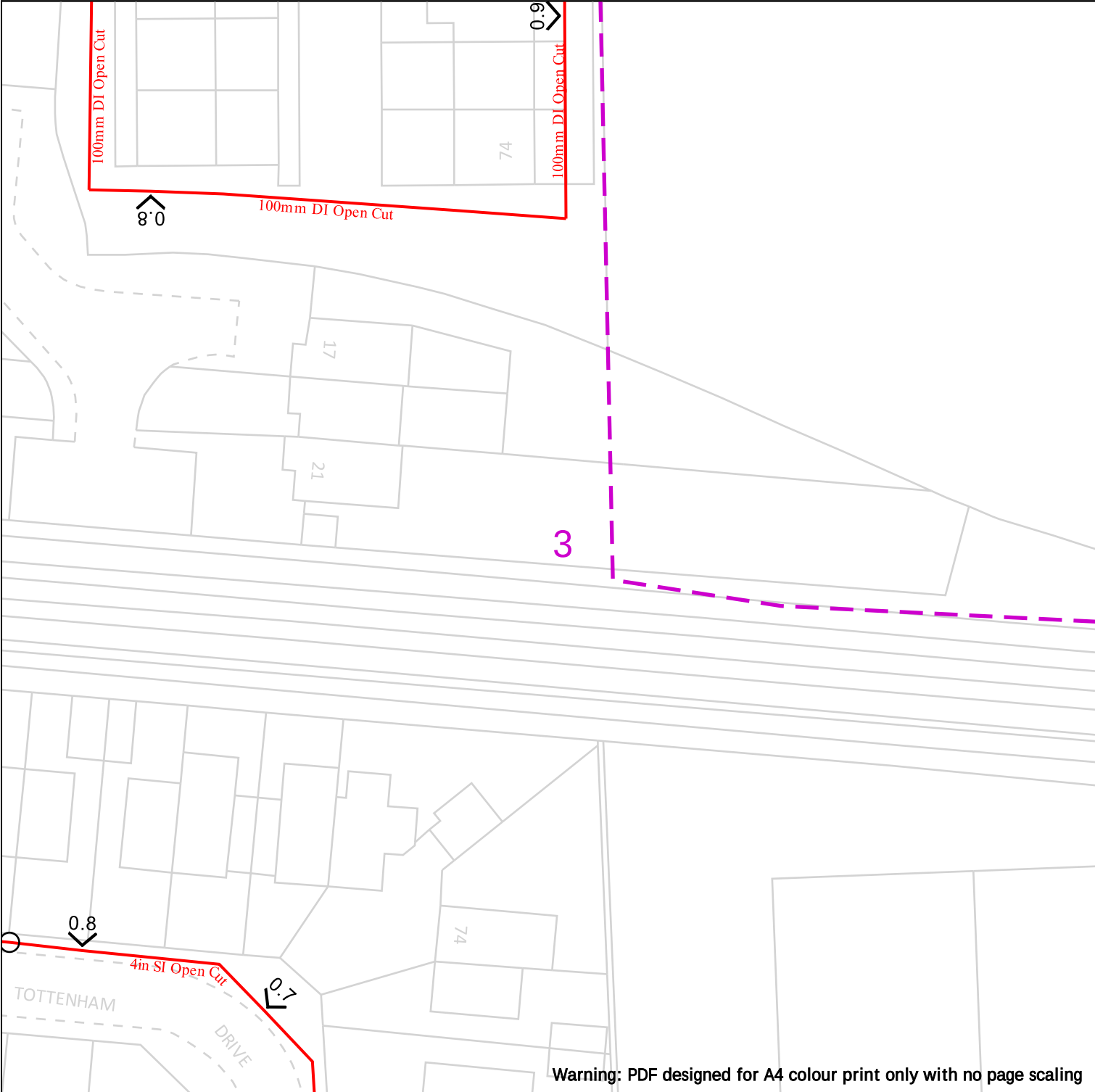
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Your Gas Network

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Job Reference: 36425062
Site Location: 380124 389125
Requested by: Miss Sharon Orton

Your Scheme/Reference:
141898/FO/2025 (SO)

View extent: 100m, 100m

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In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

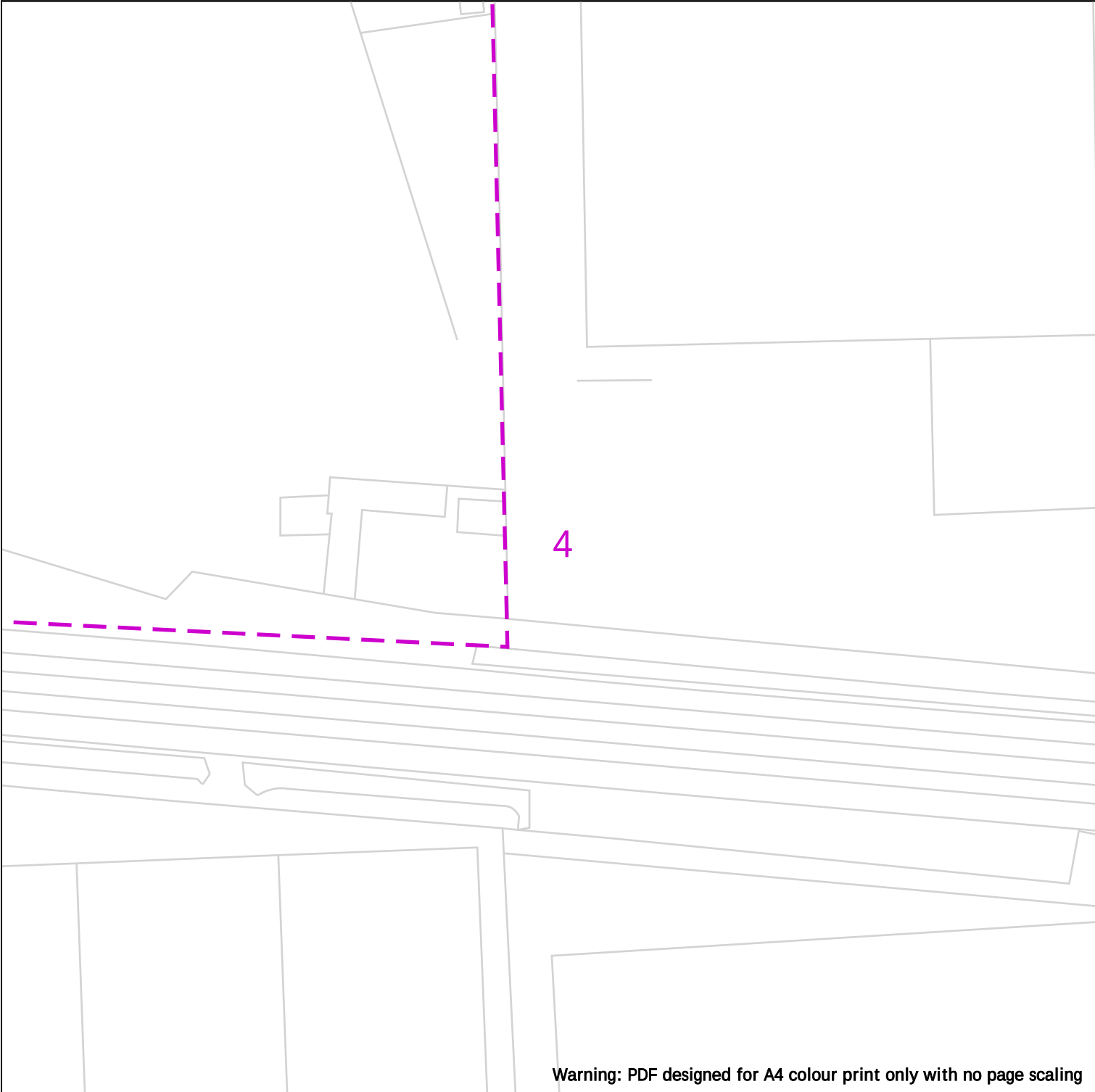
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Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.



Warning: PDF designed for A4 colour print only with no page scaling



Cadent
Your Gas Network

Date Requested: 25/02/2025
Job Reference: 36425062
Site Location: 380124 389125
Requested by: Miss Sharon Orton

Your Scheme/Reference:
141898/FO/2025 (SO)

View extent: 100m, 100m



25m

Dig Sites	Area: 	Line: 	
	LP Mains	 Valve	 Diameter Change
	MP Mains	 Depth of cover	 Material Change
	IP Mains	 Syphon	 Out of Standard Service
	LHP Mains		

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
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A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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In case of emergency call - 0800 111 999

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141898/FO/2025, wythenshawe town fc timpson road, padel, multi use and cafe

From Sue Jones [REDACTED]
Date Mon 10/03/2025 16:08
To David Lawless <[REDACTED]>

Hi Dave,

I have reviewed the above application and comment as follows:

1.CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

2.CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

1. Monday - Friday: 7.30am - 6pm
2. Saturday: 8.30am - 2pm
3. Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

3. HOURS1

The applicant has proposed the operating hours of 07:00 to 22:00 hours Monday to Sunday and we would ask that this is changed for the Sunday with a start time of 09:00 hours when background noise levels will be quieter.

4. HOURS2 (Deliveries to commercial premises)

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

5. LIGHT1 (Floodlighting/external lighting scheme)

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

*The proposed lighting scheme is sufficient to discharge part a) of the condition.

6. Sports use (Pitch/court/other activity)

Prior to commencement of any sporting activities a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*I have reviewed the Noise Impact Assessment by EP3, dated 16/12/24, and a baseline noise survey was undertaken and measurements of padel courts were undertaken at a different site (sides of the court measured at 61 dB at 4 m and for the ends of the court were 49 dB at 5 m. The 5-a-side pitch is predicted to be at a level of 58 dB at 10 m as given in the Sport England Guidance for Artificial Grass Pitches. This was then put into an acoustic model. It is noted that the lowest average noise level of 51 dB and the predicted noise level from all padel courts being in use is 54.6 dB. When logarithmically combined, this results in an expected ambient sound level of 56.2 dB. The levels are above 50 dB in gardens, and so mitigation measures are required.

Mitigation:

With a 2.1 m high fence along the western boundary, and with this noise levels are reduced to 47 dB for the worst affected plots. The highest predicted noise level is now 48.3 dB for northern receptors. The barriers should be of wooden fence or brick wall construction but must be free from holes, sealed at the base and have a minimum mass of 10 kg/m².

Additionally, a requirement of the development is that, for the canopied Padel Court, the western elevation should be solid with the proposed mesh only on northern, eastern and southern elevations.

The scheme is acceptable.

7. REF

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The applicant proposing to incorporate the proposed into their existing waste management strategy for the Club but no details of this have been given. This should be submitted to show there sufficient provision for the extra waste created.

8.FUMES

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning

authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

**The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.*

Dave, the kitchen looks quite small and this condition may not apply, they would need to confirm what kitchen equipment they are having and the food types they are cooking so that we can decide whether the condition is warranted. If it is just like a coffee shop then it wouldn't be needed.

9.CLAND01

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

I have reviewed the following documents:

- Site Investigation & Ground Assessment, Bex, September 2024
- Ground Gas Risk Assessment, Bex, 26th September 2024

And comment as follows:

PRA

The information shows that a further report was commissioned, BEK Preliminary Risk Assessment (PRA) (Report Ref: 24072-1, dated June 2024) which has not been submitted with the documentation and this needs to be submitted for review.

SI

- 11 x trial pits
- 6 x window sample boreholes to a maximum depth of 5.45m
- 3 gas and ground water monitoring wells

Soils

- Six samples were tested for the standard BEK soil suite which includes: Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Soluble), Hexavalent Chromium, Cyanide (Total), pH, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Total Phenols, Sulphate (acid soluble), Sulphate 2:1 extract and Soil Organic Matter
- Six samples were tested for Speciated Total Petroleum Hydrocarbons (TPH[1]CWG)
- Three samples were subjected to Total Sulphur
- One sample was subjected to SVOC and VOC testing
- Six samples were subjected to Asbestos ID testing
- Compared to public open space park
- No elevated contaminants found.

Ground Gas

- 6 rounds of monitoring visits
- GSV for carbon dioxide and methane in Boreholes WS102 and WS10 at the site fall below the lowest threshold (0.07 l/hr) and the site would be classified as Characteristic Situation 1 (very low risk). However, the carbon dioxide GSV recorded from Borehole WS101 is elevated above the CS1 maximum limit of 0.07 l/hr and will be classified as Characteristic Situation 2 (CS2); low risk.
- Based on the information the site is classified as CS2.

Remediation

For Ground Gas:

- A Cast in situ monolithic reinforced ground bearing raft with minimal penetrations
- Minimum 150 mm deep ventilated sub-floor void with ventilation provided via air vents around the perimeter of the container Ventilated subfloor void (150 mm deep)
- A gas (carbon dioxide and methane) resistant membrane installed across the full footprint of the building, all joints and penetrations sealed. The installation and validation of the gas mitigation measures should be carried out in accordance with a Gas measures Verification Plan

This is acceptable except for the missing PRA report and the validation.

Kind regards

Sue

Sue Jones
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

website: www.manchester.gov.uk

We are now on X (formerly Twitter), for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

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141898/FO/2025 Wythenshawe Town FC - Manchester Active Comments

From Fiona Pudge <[REDACTED]>

Date Fri 2/28/2025 11:00 AM

To David Lawless <[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Good morning David.

Thank you for consulting Manchester Active on the above application.

There is insufficient information submitted to provide a fully informed response to assess the proposal against Manchester's Sport Strategy objectives. The following information is required:

1. Playing Field Statement that clearly articulates the sporting benefits of the proposal.
2. Mitigation Strategy for the loss of the youth 11v11 natural turf pitch: pre application discussions with the applicant has identified a need to replace the pitch within the locality. No mitigation plan has been provided with this application that identifies a suitable site, schedule of works and timescale for implementation. A developer contribution will need to be agreed and secured via a s106 agreement to enable the works to be implemented by Manchester City Council.

Once the applicant has submitted the outstanding information Manchester Active will be in a position to provide a fully informed response.

Kind Regards

Fiona Pudge

Capital Development Manager



Address | Manchester Active, C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF ([DIRECTIONS](#))

Please note my working days are Tuesday to Friday



RE: [EXTERNAL] Re: 141898/FO/2025 Wythenshawe Town FC - Manchester Active Comments

From Fiona Pudge [REDACTED]

Date Tue 11/03/2025 11:56

To David Lawless [REDACTED]

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Morning David

The version of the Playing Field Statement that has been submitted is not the version I agreed at pre application stage. There is some information missing that is essential to establish the sporting benefits of the new sports facility mix. I can contact the applicant direct copying you in to ask for the correct version to be submitted if that would be of assistance?

Kind Regards

Fiona Pudge

Capital Development Manager

[REDACTED]
Address | Manchester Active, C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF ([DIRECTIONS](#))

Please note my working days are Tuesday to Friday



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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
Capital Development Manager

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

**MCDONALD
WILKINSON
TONGE** CHARTERED
PLANNERS

McDonald Wilkinson Tonge

 Strawberry Fields Digital Hub, Euxton Lane, Chorley, PR7
1PS

mwtplanning.co.uk

RE: [EXTERNAL] document amends padel and Pickle at Wythenshawe Town FC

From Fiona Pudge <[REDACTED]>
Date Tue 08/07/2025 12:03
To [REDACTED]
Cc 'Aa Chris Eaton' [REDACTED]; David Lawless <[REDACTED]>

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good morning Tom

Apologies for the delay but I have been on leave.

Please could you amend the Playing Field Statement with your comments below and resubmit the revised version to David Lawless. The LPA will need to reconsult all consultees on the revised statement.

I have copied David into this correspondence, so he is aware of the communication. Please can I ask you to copy him in to all future correspondence relating to his planning application to ensure he is kept informed, and we can maintain the audit trail.

The main outstanding issue is the mitigation for loss of the football pitch. 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. As I understand it no progress has been made on this issue that I am aware of.

Kind Regards

Fiona Pudge
Capital Development Manager
[REDACTED]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: [REDACTED]
Sent: 20 June 2025 22:42
To: Fiona Pudge <[REDACTED]>
Cc: 'Aa Chris Eaton' [REDACTED]; [REDACTED]
Subject: [EXTERNAL] document amends padel and Pickle at Wythenshawe Town FC

Hi Fiona,

I am in receipt of your email to Christie McDonald. Regarding the template I have responded to the questions you raise as best I can. Please see these below. Please let me know if you require additional information. I look forward to hearing from you

Regards

Page 2 FP1

The pitch was not played on for games last season as the junior teams played at a central venues. In the prior season 23/24 there was approximately 50% utilisation due to waterlogging issues. The managers of the junior teams have evidence of this if required.

During season 24/25 the U8'S have played at MYSL and at Trafford 5's. The U9'S play in the Stockport Met League and their central venue is Stockport Sports Village in Woodley. We have an U10 team that play in the Stockport League and they use the central venue at Brinnington. Under 11 team use St Pauls High School in Newall Green.

Page 4 FP2

The reason for the inclusion of a 5 a side pitch is to provide free use to local schools to meet community use needs. Furthermore the pitch will be used by Wythenshawe Town's various teams for training. The pitch is currently unable to be used for evening training during October to March due to no floodlighting being available. I am surprised that MCR Active feel there is no need for 5 a side.

Page 5 FP3

Your suggestion of further evidence being required is noted, however " National and Local Planning Policy requires all existing facilities to be protected from inappropriate development" The development is not in my opinion inappropriate. It is a multi sports offer available 7 days a week. It is replacing an underutilised private field not accessible to the public with a fully accessible site. Wythenshawe Town have indicated that all their teams wish to use the 5 a side facility. Local Schools have written letters of support. Pickleball England are keen to use the courts and the LTA have written a report stating there is forecast demand for 6 courts

FP 4

The usage or otherwise is at the risk of the operator. Padel and Pickleball are not teams sports so there are no teams to consult. This will be the best multi sports offer in the City run by management that has experience of multi site gyms and football pitches. I don't understand the need for consultation to determine hours of usage? Hours of availability will be between 7am to 10pm . Hours of usage cannot be accurately determined.

Page12

FP5

Reference NGBs. As far as Padel is concerned this is under the remit of the LTA. Their report carried out at the request of MCR confirms the feasibility of 6 Padel courts in the Wythenshawe area. Pickleball England also confirm the feasibility of their sport being available. The FA or at least Manchester FA have as you know focussed on what is available now and wish for a replacement. I'm afraid I have to date not being able to secure a site that is suitable. I am more than happy to await for a suitable site and then determine thereafter padel & Pickle's involvement .

FP6

For clarity junior football matches are not all 45 minutes per half. Timings can vary from 20 minutes per half for U7, U9 & U10 is 25 minutes U11 & U12 is 30 minutes. The figures I provided are correct and are in fact based on 30 minutes per half. The Junior youth teams do not play 19 home games per season, the average is half that. The reason Ericstan Park was not used is that the pitch was waterlogged so much during 23/24 season and consequently in 24/25 season, matches were played at a central venue.

FP7

Community Use

5 a side – Local Schools can use the pitch free of charge between 9am -4pm Monday to Friday during term times. This is 35 hours per week for 39 weeks

Padel- We will give free coaching to local residents (postcodes to be agreed with Ward councillors) on two courts 10am – noon Tuesday and Wednesday. This availability will be restricted to 4 participants per court. Each resident will qualify for three sessions. These sessions will run for 12 months. Once a resident has used the three free sessions he/she will be eligible to play Padel at 50% off normal rate at these same times. There will be no limit on the number of games

Page 14

Under Heading Alternative Sports Provision

Padel Courts 6 of 10m X20m run off 1m- $6 \times 12 \times 22 = 1584m^2$

Pickleball/ Tennis 2 of 36m x 18m = $1296m^2$

5 a side 38m x 28m = $1064m^2$

Total area of sports pitches = $3944m^2$

Replace MUGA with 3G of $1064m^2$

FP9 Noted

FP10 Noted

FP11 Clear now?

FP12 Should read see Appendix E for details to be included in community use agreement.

Fp13 The changing rooms are only opened when there are teams playing on the main pitch. This is normally every other Saturday and every other Tuesday evening

FP14 As above in FP13

FP 15 Schools will only enjoy free use of the 5a side pitch not the Padel

FP16 I have been informed of this by the managers of our junior teams. I have asked them for written confirmation

Wythenshawe town application

From Glynn Evans [REDACTED] >

Date Thu 13/03/2025 18:05

To David Lawless [REDACTED]

I am writing to support this application as a resident and local councillor.

The three brooklands councillors have been working closely with the developers from the start of this project.

This facility will give the club financial security and community benefits .

I know sport England have raised a objection at the loss of a grass pitch ,to compensate this the developer have agreed with Manchester active to bring back into use a pitch in Wythenshawe Park .

The developer is committed to provide rackets and free coaching to local residents in our community.

I will attend the meeting and hope the committee approve the application .

Regards

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RE: 141898/FO/2025 - -WTFC

From Laura Wareing <[REDACTED]>

Date Tue 17/06/2025 12:41

To David Lawless [REDACTED]

Afternoon David,

I hope you are well. Thanks for your email and sending the Transport Note across. Please find Highways response below:

FURTHER HIGHWAYS COMMENTS 17th JUNE 2025:

A Transport Note has been prepared by Stantec to provide transport and highways advice.

SATURDAY TRICS ASSESSMENT:

- Assessment anticipates 4 two-way trips at the following hours 9am – 10am, 14:00 – 15:00 and 15:00 – 16:00.

PARKING ACCUMULATION:

- Noted that same methodology as that for weekday has been used.
 - This is acceptable to Highways.
- The proposed development is anticipated to host mini-football tournaments for children aged 10-16.
- Anticipated that 3 tournaments would run on a Saturday:
 - Tournament 1: 9am – 10.30
 - Tournament 2: 10.30 – 12:00
 - Tournament 3: 12:00 – 13.30
- It is anticipated that 45 players could be onsite.
- Worst case scenario anticipated to be two players per car and therefore 23 car parking spaces would be required.
- Therefore, the 35 car parking space car park would be deemed acceptable.
- The above is acceptable to Highways in principle.
- As per our initial comments a robust Car Park Management / Event Management Plan should be in place.

ACCESS:

- The proposed site layout has been updated and demonstrates that the access will be 5m in width, have 5m wide roads and all internal footpaths will be 2m in width.
 - This is acceptable to Highways in principle.
- The largest expected vehicle will be a commercial van.
- Swept path analysis has been undertaken.
 - Drawing '332611422/100/001B' demonstrates that a delivery van can enter from Timpson Road, turn within the dedicated turning head and exit in forward gear.
 - This is acceptable to Highways in principle.
- Swept path analysis of an estate car has been undertaken.

- Drawing '33261122/100/002B' demonstrates that an estate car can access the proposed car park and park safely.
- Drawing '332611422/100/002B' demonstrates that an estate car can turn within the turning head when existing the parallel parking spaces.
- The above is acceptable to Highways in principle.

EV PARKING:

- Transport Note and Plan '24/019/P01/Rev B – Proposed Site Layout' confirms that 3 EV parking spaces will be provided. This is acceptable to Highways.

Many thanks,

Laura

Laura Wareing (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00



Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 20th June & Monday 23rd June

Annual Leave:

From: David Lawless <[redacted]>
Sent: 16 June 2025 11:59
To: Laura Wareing <[redacted]>
Subject: Fw: 141898/FO/2025 - -WTFC

Laura,

The applicant has submitted some extra traffic info, please see attached - lucky you!

Can you let me know what you think, cheers.

regards

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



Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

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Fw: LSBUD Ref: 36425062 Your Ref: 141898/FO/2025 (SO) DBYD MP-LP High Risk

From Planning <[REDACTED]>

Date Tue 2/25/2025 6:25 PM

To David Lawless [REDACTED]

 1 attachment (549 KB)
36425062_CadentGas.pdf;

Hi Dave

this is one of your applications

Kind regards

Lisa

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

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

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: .box.Cadent.PlanningApplications <[REDACTED]>

Sent: 25 February 2025 13:54

To: Planning [REDACTED]

Subject: LSBUD Ref: 36425062 Your Ref: 141898/FO/2025 (SO) DBYD MP-LP High Risk

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Date: 25/02/2025

LinesearchbeforeUdig ref: 36425062

Your ref: 141898/FO/2025 (SO)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

[Redacted Signature]

[Redacted Name]

cadentgas.com

We work together | We take responsibility | We drive performance | We shape the future

Keeping people warm, *while protecting the planet*

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141898/FO/2025 Wythenshawe Town FC

From Fiona Pudge [REDACTED]

Date Tue 11/03/2025 14:14

To [REDACTED]

Cc 'Tom Knight' [REDACTED]; David Lawless [REDACTED]

📎 1 attachment (12 MB)

20250228 WTFC Playing Field Statement for MCR Active Comments.docx;

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Hello Christie

David Lawless, MCC Case Officer, has given me your contact details.

The Playing Field Statement that has been submitted in support of this application is not the up to date version. I have copied in Tom Knight as the amended version submitted to me for approval on 28th February is the correct copy. I have attached that copy to avoid further confusion but it does need the track changes to be accepted, outstanding comments addressed and included in the document, and a clean copy sent to David.

Kind Regards

Fiona Pudge

Capital Development Manager

[REDACTED]
Address | Manchester Active, C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF ([DIRECTIONS](#))

Please note my working days are Tuesday to Friday



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]

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

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unitedutilities.com

Your ref 141898/FO/2025
Our ref DC/25/432
Date 25-MAR-25

United Utilities Water Limited
Registered in England & Wales No. 2366678 Registered Office: Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

There is a risk resolving by conditions as features are above our infrastructure which is not acceptable so an approved layout would prevent the required amendments.

DRAINAGE

Following our review of the submitted drainage documents; Flood Risk Assessment, prepared by Graham Schofield Associates, Ref: 2024.101 B and Drainage Strategy Ref: 2021.101.D01, Dated 08/01/2025, the plans are **not acceptable** to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated as it is proposed to discharge surface water to a combined sewer when there is a dedicated surface water sewer running within the development.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION 1 – FOUL AND SURFACE WATER DRAINAGE

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;*
and
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at [REDACTED]. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Section 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: [Working near our pipes - United Utilities](#). Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Rising Main

As noted above, a rising main (a public sewer operating at high pressure) crosses this site and it must not be built over. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The applicant should determine the precise location, depth and condition of the pipeline as this can influence the required stand-off distance from any structure.

Public sewer

As noted above, a surface water sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

Should the Council deem this application suitable for approval we request the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for the wastewater asset:

CONDITION 2 – PROTECTION OF WASTEWATER INFRASTRUCTURE

No construction shall commence until details of the means of ensuring the 150mm Foul Rising Main and 1350mm Surface Water Sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 150mm Foul Rising Main and 1350mm Surface Water Sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: [Building & Developing - United Utilities](#)

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

2.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and

subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our charges 2024/25 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering):

[REDACTED]

WASTEWATER (public sewers and drainage):

[REDACTED]

SLUDGE PIPELINES:

[REDACTED]

Telephone (Monday-Friday, 8am-6pm):

[REDACTED]

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email:

[REDACTED]