

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Mrs Local1 Local1

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The noise pollution generated from the padel courts and the pitch will have damaging effects on our health. These can include stress, cardiovascular problems, mental health affecting cognitive function and mental wellbeing.

There is also a link between noise exposure and an increase of metabolic disorders like Type 2 diabetes. It will reduce the quality of life and social interactions which can lead to depression. It affects physical health too. It is caused by unwanted and intensive noise.

The close proximity of residential houses will mean the occupants will undoubtedly have to endure continual noise. Sitting out in and enjoying the garden will be a thing of the past.

Severe objection.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The noise pollution generated from the padel courts and the pitch will have damaging effects on our health. These can include stress, cardiovascular problems, mental health affecting cognitive function and mental wellbeing.

There is also a link between noise exposure and an increase of metabolic disorders like Type 2 diabetes. It will reduce the quality of life and social interactions which can lead to depression. It affects physical health too. It is caused by unwanted and intensive noise.

The close proximity of residential houses will mean the occupants will undoubtedly have to endure continual noise. Sitting out in and enjoying the garden will be a thing of the past.

Severe objection.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

Please reject the proposal fully Sir.

This is a dense residential area and the sounds and impact will be too much. I worry my child will struggle to sleep ([REDACTED]). The area is already very noisy at times - until late very too - the football club is not very considerate neighbour. Sometimes it is noise many days a week and also at weekend. If you give them more responsibilities/trust that they will break, the people living here will be like inconveniences in our own house. Football, tennis sounds all day everyday are bad for health. Light pollution too is very bad.

The area is not suitable at all Sir, please do not add any additional noise to the area. It is already very busy with Selcos, football, trains passingby. We can't take any more!

Thank you for listening Sir. My family appreciate you making the right decision and throwing this one out. Let me know by email if the phone call or written letter is better? Or if you have an office we can visit to speak to you?

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

Please reject the proposal fully Sir.

This is a dense residential area and the sounds and impact will be too much. I worry my child will struggle to sleep [REDACTED]

[REDACTED] The area is already very noisy at times - until late very too - the football club is not very considerate neighbour. Sometimes it is noise many days a week and also at weekend. If you give them more responsibilities/trust that they will break, the people living here will be like inconveniences in our own house. Football, tennis sounds all day everyday are bad for health. Light pollution too is very bad.

The area is not suitable at all Sir, please do not add any additional noise to the area. It is already very busy with Selcos, football, trains passingby. We can't take any more!

Thank you for listening Sir. My family appreciate you making the right decision and throwing this one out. Let me know by email if the phone call or written letter is better? Or if you have an office we can visit to speak to you?

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Dr Lawless,

I am writing to formally object to the proposed development.

I am a local resident living in very close proximity to the site, and I have serious concerns regarding the impact this proposal would have on my mental health, my ability to reasonably enjoy my home, and the value and marketability of my property.

This is a predominantly residential area, and the proposed site is wholly unsuitable for the continuous use of multiple sports facilities operating throughout the day and into the evening/night. The proximity of the pitches and courts to nearby homes is extremely close, and the resulting noise levels would be intolerable, particularly during the summer months when residents keep windows open. Residents would also be unable to sit in their gardens. In practical terms, approval of this proposal would render nearby homes effectively uninhabitable.

It is important to highlight the existing difficulties already experienced by local residents as a direct result of the applicant's current operations. The area already suffers from excessive disturbance caused by WFC. The pitch is used by multiple clubs, with additional training sessions and junior events. Matchdays involve amplified music played at very high volumes, frequent shouting, drumming, and crowd noise. Floodlights are repeatedly left on beyond the agreed 10 pm switch-off time, and grounds maintenance involving chainsaws, strimmers, and loud ride-on mowers is routinely carried out on Sundays.

After matches, patrons often remain on site for several hours drinking, resulting in continued noise well into the night. Nearby residents have raised concerns on numerous occasions, yet there has been no meaningful or lasting change in behaviour. This ongoing lack of consideration strongly suggests that, once further facilities are built and profits increase, residents' concerns will continue to be disregarded.

I am also deeply concerned about the impact on my ability to sell my home should I need to relocate due to noise-related issues. A property adjacent to football pitches, a clubhouse hosting events such as live music and karaoke, children's parties, and a busy multi-sport complex will inevitably be significantly devalued. Such a loss would be unfairly imposed on residents through no fault of their own.

The proposed padel courts are of particular concern. The noise generated by padel is widely documented and has been compared to gunshots due to the repetitive impact of balls against glass and metal mesh walls. Studies and resident reports across the UK show that these sounds can exceed 90 decibels during play, levels which are well beyond what is considered acceptable in a residential setting. The consequences reported elsewhere include sleep disturbance, stress, anxiety, and a severe reduction in quality of life.

When combined with shouting from football matches, balls striking metal fencing, tennis activity, and existing matchday noise from the main WFC pitch, the cumulative impact would be overwhelming. The suggestion of free introductory sessions or discounts does nothing to mitigate the permanent harm this development would cause to those living nearby.

While I support increased access to sport in principle, it must not come at the expense of residents' health and wellbeing. The housing estate may be less visible from Timpson Road and the proposed site may appear to be closer to commercial premises, but in reality many homes are located extremely close to the playing field. Approving this proposal would impose an unreasonable and inhumane burden on residents.

I respectfully urge the Council to visit the area, walk through the estate on a matchday, and properly assess the proximity of the proposed facilities to nearby homes. I do not agree with the conclusions in the submitted documents that suggest noise and light pollution would be insignificant.

I note that in previous applications the Council has accepted significant inconvenience to a small number of residents for wider public benefit. I strongly urge that this approach is not taken here. The level of disturbance proposed goes far beyond what could be considered fair or conscionable. This proposal conflicts with the Council's duty to protect residential amenity under the National Planning Policy Framework.

I am happy to provide further information or answer any questions and can be contacted via the email address provided.

Yours sincerely.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Dr Lawless,

I am writing to formally object to the proposed development.

I am a local resident living in very close proximity to the site, and I have serious concerns regarding the impact this proposal would have on my mental health, my ability to reasonably enjoy my home, and the value and marketability of my property.

This is a predominantly residential area, and the proposed site is wholly unsuitable for the continuous use of multiple sports facilities operating throughout the day and into the evening/night. The proximity of the pitches and courts to nearby homes is extremely close, and the resulting noise levels would be intolerable, particularly during the summer months when residents keep windows open. Residents would also be unable to sit in their gardens. In practical terms, approval of this proposal would render nearby homes effectively uninhabitable.

It is important to highlight the existing difficulties already experienced by local residents as a direct result of the applicant's current operations. The area already suffers from excessive disturbance caused by WFC. The pitch is used by multiple clubs, with additional training sessions and junior events. Matchdays involve amplified music played at very high volumes, frequent shouting, drumming, and crowd noise. Floodlights are repeatedly left on beyond the agreed 10 pm switch-off time, and grounds maintenance involving chainsaws, strimmers, and loud ride-on mowers is routinely carried out on Sundays.

After matches, patrons often remain on site for several hours drinking, resulting in continued noise well into the night. Nearby residents have raised concerns on numerous occasions, yet there has been no meaningful or lasting change in behaviour. This ongoing lack of consideration strongly suggests that, once further facilities are built and profits increase, residents' concerns will continue to be disregarded.

I am also deeply concerned about the impact on my ability to sell my home should I need to relocate due to noise-related issues. A property adjacent to football pitches, a clubhouse hosting events such as live music and karaoke, children's parties, and a busy multi-sport complex will inevitably be significantly devalued. Such a loss would be unfairly imposed on residents through no fault of their own.

The proposed padel courts are of particular concern. The noise generated by padel is widely documented and has been compared to gunshots due to the repetitive impact of balls against glass and metal mesh walls. Studies and resident reports across the UK show that these sounds can exceed 90 decibels during play, levels which are well beyond what is considered acceptable in a residential setting. The consequences reported elsewhere include sleep disturbance, stress, anxiety, and a severe reduction in quality of life.

When combined with shouting from football matches, balls striking metal fencing, tennis activity, and existing matchday noise from the main WFC pitch, the cumulative impact would be overwhelming. The suggestion of free introductory sessions or discounts does nothing to mitigate the permanent harm this development would cause to those living nearby.

While I support increased access to sport in principle, it must not come at the expense of residents' health and wellbeing. The housing estate may be less visible from Timpson Road and the proposed site may appear to be closer to commercial premises, but in reality many homes are located extremely close to the playing field. Approving this proposal would impose an unreasonable and inhumane burden on residents.

I respectfully urge the Council to visit the area, walk through the estate on a matchday, and properly assess the proximity of the proposed facilities to nearby homes. I do not agree with the conclusions in the submitted documents that suggest noise and light pollution would be insignificant.

I note that in previous applications the Council has accepted significant inconvenience to a small number of residents for wider public benefit. I strongly urge that this approach is not taken here. The level of disturbance proposed goes far beyond what could be considered fair or conscionable. This proposal conflicts with the Council's duty to protect residential amenity under the National Planning Policy Framework.

I am happy to provide further information or answer any questions and can be contacted via the email address provided.

Yours sincerely.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Officer,

Please reject this proposal outright. Wythenshawe Town FC already shows no respect to the local area and this development would only make it even more unbearable to live in this Estate. The litter and noise is already extremely difficult to live next to during matches and training. If we have to live next to a sports centre that is continually producing noise on top of what we already put up with, it is going to affect the already-worn mental health of local residents. I have read through the proposals and there is no conceivable way that this benefits the local area, only the pockets of WTFC. The noise will be non-stop and will bounce all around the estate. I feel most sorry for the terrace directly in front of the field. Our houses are not well-made, we will hear everything. In summer we won't be able to open our windows all day. Please seriously consider this objection - come and speak to locals and you will see we dread what WTFC is doing to the area already. The noise pollution and littering is shocking. Walk around the area and come visit during an event day and you will experience it. These people cannot be trusted to respect any conditions laid down in the planning stage, they already have no respect as it is.

Thank you for your time.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Officer,

Please reject this proposal outright. Wythenshawe Town FC already shows no respect to the local area and this development would only make it even more unbearable to live in this Estate. The litter and noise is already extremely difficult to live next to during matches and training. If we have to live next to a sports centre that is continually producing noise on top of what we already put up with, it is going to affect the already-worn mental health of local residents. I have read through the proposals and there is no conceivable way that this benefits the local area, only the pockets of WTFC. The noise will be non-stop and will bounce all around the estate. I feel most sorry for the terrace directly in front of the field. Our houses are not well-made, we will hear everything. In summer we won't be able to open our windows all day. Please seriously consider this objection - come and speak to locals and you will see we dread what WTFC is doing to the area already. The noise pollution and littering is shocking. Walk around the area and come visit during an event day and you will experience it. These people cannot be trusted to respect any conditions laid down in the planning stage, they already have no respect as it is.

Thank you for your time.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Lawless,

Please reject this proposal on the grounds of disturbance to the local area. The constant noise of people from the planned works would make life very difficult for residents of this area. It is easy to forget, given the proximity of Selco and Tesco, that is the ultimately a RESIDENTIAL area. The volume of the football pitch in conjunction with any other works would force people to move from their homes. The plans give no assures for appropriate noise control. Can you imagine living beside a football pitch with loud speakers, clubhouse with late night music and drunks, and now multiple sports courts with people screaming and shouting morning to night?

Please do listen to the residents.

Yours Faithfully,

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Lawless,

Please reject this proposal on the grounds of disturbance to the local area. The constant noise of people from the planned works would make life very difficult for residents of this area. It is easy to forget, given the proximity of Selco and Tesco, that is the ultimately a RESIDENTIAL area. The volume of the football pitch in conjunction with any other works would force people to move from their homes. The plans give no assures for appropriate noise control. Can you imagine living beside a football pitch with loud speakers, clubhouse with late night music and drunks, and now multiple sports courts with people screaming and shouting morning to night?

Please do listen to the residents.

Yours Faithfully,



Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Serious considerations will need to be given to noise levels, it is already very loud at the football pitch multiple days a week, plus training sessions, plus music nights / events / drinking at the clubhouse, plus music before matches, plus shouting, drums etc. at matches. The sports hub will bring a pretty much continuous noise from that area from morning to night, on top of the above-listed disruptions the residents deal with.

The 'local offer' of a tiny window for a 50% discount is an insult, most people will be at work at that time.

I think [REDACTED] will need to be prepared for lots of visits to WTFC asking them to be considerate of the neighbours.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Serious considerations will need to be given to noise levels, it is already very loud at the football pitch multiple days a week, plus training sessions, plus music nights / events / drinking at the clubhouse, plus music before matches, plus shouting, drums etc. at matches. The sports hub will bring a pretty much continuous noise from that area from morning to night, on top of the above-listed disruptions the residents deal with.

The 'local offer' of a tiny window for a 50% discount is an insult, most people will be at work at that time.

I think [REDACTED] will need to be prepared for lots of visits to WTFC asking them to be considerate of the neighbours.

Comments for Planning Application 141898/FO/2025

Application Summary

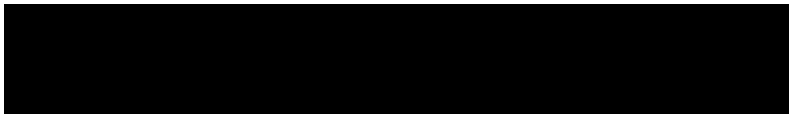
Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Lawless,

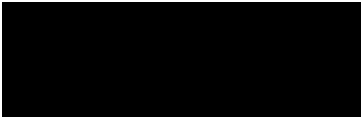
Strongly object on the following grounds:

- Too close to residential houses, noise will be huge issue and constant. Have you ever heard the noise made by a group of men playing 5 a side? Never mind multiple courts/pitches at once.
- Too much noise combined with the WTFC football pitch. Often weeks of 3-4 matches plus training nights. In summer pitch becomes a playground for kids, screaming, kicking balls against metal fences, bouncing castles. It is already hellish at times with noise, it will feel like living in prison.
- WTFC regularly leave floodlights on after 10pm, loud music events at social club, banging drums, banging on the shed during games, illegally-erected speakers blasting music on match days for hours, multiple holes in fencing causing litter to Churchstoke Walk. If they don't abide by rules now, what will they be like when they control such a large portion of our residential area?
- Whole area will feel like it is behind fencing - again, feeling like a prison to live in.
- Reduction of access and freedoms for residents. We will be boxed in by all the construction.
- Affecting property prices, who would want to live next to the proposed site?
- Offensive discount offering to ALL residents of M23 - [REDACTED]? We should be given FREE LIFETIME access, and better hours to access for free too.
- ZERO communication from WTFC or [REDACTED] - they haven't approached any neighbours to tell us the plans. They are already horrible, selfish, inconsiderate and money-hungry neighbours to begin with. Approving this will mean permanent noise and misery for the locals.

- Noise complaints will become the regular norm for the council, until multiple conditions are added to the license of both the football club and whichever entity ends up managing the sports centre.

Thank you for taking our words seriously, please do not forget us for 'the greater good' of the community. 11pm floodlights, loud karaoke, drunk shouting yobbos, endless littering and banging on spectator stands add absolutely nothing of value to Baguley - and yet in your wisdom they are already the norm. Do not make it worse please.

Kind regards,



Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Lawless,

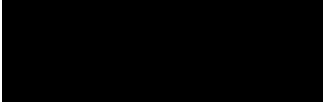
Strongly object on the following grounds:

- Too close to residential houses, noise will be huge issue and constant. Have you ever heard the noise made by a group of men playing 5 a side? Never mind multiple courts/pitches at once.
- Too much noise combined with the WTFC football pitch. Often weeks of 3-4 matches plus training nights. In summer pitch becomes a playground for kids, screaming, kicking balls against metal fences, bouncing castles. It is already hellish at times with noise, it will feel like living in prison.
- WTFC regularly leave floodlights on after 10pm, loud music events at social club, banging drums, banging on the shed during games, illegally-erected speakers blasting music on match days for hours, multiple holes in fencing causing litter to Churchstoke Walk. If they don't abide by rules now, what will they be like when they control such a large portion of our residential area?
- Whole area will feel like it is behind fencing - again, feeling like a prison to live in.
- Reduction of access and freedoms for residents. We will be boxed in by all the construction.
- Affecting property prices, who would want to live next to the proposed site?
- Offensive discount offering to ALL residents of M23 - [REDACTED]? We should be given FREE LIFETIME access, and better hours to access for free too.
- ZERO communication from WTFC or [REDACTED] - they haven't approached any neighbours to tell us the plans. They are already horrible, selfish, inconsiderate and money-hungry neighbours to begin with. Approving this will mean permanent noise and misery for the locals.

- Noise complaints will become the regular norm for the council, until multiple conditions are added to the license of both the football club and whichever entity ends up managing the sports centre.

Thank you for taking our words seriously, please do not forget us for 'the greater good' of the community. 11pm floodlights, loud karaoke, drunk shouting yobbos, endless littering and banging on spectator stands add absolutely nothing of value to Baguley - and yet in your wisdom they are already the norm. Do not make it worse please.

Kind regards,



Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Council,

I strongly support this application. I live on [REDACTED] and am sick and tired of seeing the area around the playing field used for drinking, drug deals and fly-tipping for years.

The area is in need of improvement and this will certainly add to that. You will no doubt receive objections from neighbours talking about noise, disruption etc. Yet these are the same people who do not put any meaningful effort into making the estate a better place to live. The field is a wasted and dangerous space at present, this would be very welcomed by those of us who need more local, health-focused amenities. I urge you to approve the application.

Thank you for your efforts.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Council,

I strongly support this application. I live on [REDACTED] and am sick and tired of seeing the area around the playing field used for drinking, drug deals and fly-tipping for years.

The area is in need of improvement and this will certainly add to that. You will no doubt receive objections from neighbours talking about noise, disruption etc. Yet these are the same people who do not put any meaningful effort into making the estate a better place to live. The field is a wasted and dangerous space at present, this would be very welcomed by those of us who need more local, health-focused amenities. I urge you to approve the application.

Thank you for your efforts.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the proposed development of a new panel/tennis court and all-weather football pitch [REDACTED]. While I appreciate the importance of community sports facilities, I have significant concerns regarding the impact this development will have on the local area and our quality of life.

My primary objections are as follows:

1. **Increased Noise and Disturbance**

The introduction of new sports facilities, particularly an all-weather football pitch, will inevitably lead to a rise in noise levels. The sounds of whistles, shouting, and general play will be disruptive, particularly in the evenings when residents expect a quiet environment.

2. **Floodlighting and Light Pollution**

The proposed installation of floodlights will lead to considerable light pollution, affecting the natural ambiance of the neighborhood. The glare from floodlights may intrude into residential properties, disrupting sleep patterns and reducing the overall enjoyment of our homes.

3. **Extended Operating Hours**

The facility's late opening hours will contribute to continued noise and traffic disturbances well into the evening. This is particularly concerning for residents who have young children or those who work early hours and require rest. Plus, this will adversely affect elderly residents as well.

4. ****Traffic and Parking Concerns****

Increased use of the facilities will inevitably result in more vehicles in the area, leading to congestion and potential parking issues. The existing infrastructure may not be sufficient to accommodate the additional traffic, increasing safety risks for pedestrians and residents.

5. ****Environmental Impact****

The development could have a negative impact on local wildlife and green spaces. The increased footfall, artificial lighting, and noise pollution could disrupt the natural habitat of local species.

Given these concerns, I respectfully urge the council to reconsider the location of this development. A more suitable site further from residential properties would help mitigate the negative impact on residents while still providing valuable sports facilities for the community.

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the proposed development of a new panel/tennis court and all-weather football pitch [REDACTED]. While I appreciate the importance of community sports facilities, I have significant concerns regarding the impact this development will have on the local area and our quality of life.

My primary objections are as follows:

1. **Increased Noise and Disturbance**

The introduction of new sports facilities, particularly an all-weather football pitch, will inevitably lead to a rise in noise levels. The sounds of whistles, shouting, and general play will be disruptive, particularly in the evenings when residents expect a quiet environment.

2. **Floodlighting and Light Pollution**

The proposed installation of floodlights will lead to considerable light pollution, affecting the natural ambiance of the neighborhood. The glare from floodlights may intrude into residential properties, disrupting sleep patterns and reducing the overall enjoyment of our homes.

3. **Extended Operating Hours**

The facility's late opening hours will contribute to continued noise and traffic disturbances well into the evening. This is particularly concerning for residents who have young children or those who work early hours and require rest. Plus, this will adversely affect elderly residents as well.

4. ****Traffic and Parking Concerns****

Increased use of the facilities will inevitably result in more vehicles in the area, leading to congestion and potential parking issues. The existing infrastructure may not be sufficient to accommodate the additional traffic, increasing safety risks for pedestrians and residents.

5. ****Environmental Impact****

The development could have a negative impact on local wildlife and green spaces. The increased footfall, artificial lighting, and noise pollution could disrupt the natural habitat of local species.

Given these concerns, I respectfully urge the council to reconsider the location of this development. A more suitable site further from residential properties would help mitigate the negative impact on residents while still providing valuable sports facilities for the community.

Comments for Planning Application 141898/FO/2025

Application Summary

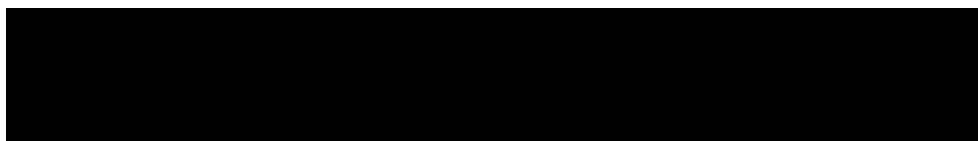
Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details



Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic plan to develop underutilised land known for local drug users hanging out, I whole heartedly think this is exactly what the local community needs and will be something for Wythenshawe to be proud of and develop on.

The way it will link local schools, sports clubs/teams and benefit the local community is immensely. Kudos to Wythenshawe Town FC for engineering such a positive contribution to the area

Comments for Planning Application 141898/FO/2025

Application Summary

Application Number: 141898/FO/2025

Address: 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.

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic plan to develop underutilised land known for local drug users hanging out, I whole heartedly think this is exactly what the local community needs and will be something for Wythenshawe to be proud of and develop on.

The way it will link local schools, sports clubs/teams and benefit the local community is immensely. Kudos to Wythenshawe Town FC for engineering such a positive contribution to the area