ABRAHAM MOSS COMMUNITY SCHOOL
PLANNING REFERENCE: 145498/FO/2026
CONDITION 4

No development shall commence until a scheme to ensure either:

(a) the continuity of the existing sports use of the existing facility; or

(b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason- To protect sports facilities from damage, loss or availability of use during the construction of the development and to accord with Policy EN10 of the Core Strategy for the City of Manchester.

In order to fulfil this pre-commencement condition, the Trust initially engaged with the Facilities and Investment Manager (FIM) at Manchester FA to discuss a strategy. The purpose of this initial engagement was to discuss options for relocation of current community users of the artificial turf pitch to neighbouring facilities, given that

1.Continuity of the existing sports use of the existing facility is impossible given that the project involves a full redevelopment of the area and is therefore a construction site

2. There are no alternative facilities at the site, for example sports hall or grass pitches that might have provided an alternative

The FIM agreed to contact the planning officer at Sport England, given that it was their input to the planning application that generated this condition, to seek clarification on what the expectations were in terms of a scheme and timetable.

Once this clarification and the nature of the alternative scheme for community users to be able to continue their activities was established, the Trust engaged with its appointed lettings management partner (Edu-Lettings), with whom it already works for the existing facility, to take this forward.

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The timing of this engagement was good in that the typical point at which community users are contacted about rebooking the facility for their activity for the new football season, post summer recess, is from circa early June.

Edu-Lettings were briefed on the expected timescales for the development which would take the facility out of use, this being from 6th of September for a period of 10 weeks. They subsequently commenced a dialogue and formal contact via letter with all existing community users of the facility and new community users who are joining the programme of use from September 2026

Copies of the letters sent to community users are attached which explain the options to users to relocate their activity, with support from Edu- Lettings across the portfolio of facilities they manage in other areas of the City of Manchester. There are 2 separate letters, one for existing and one for new community users

These letters were initially despatched in the first week of June with Edu Lettings following up with regular telephone calls where responses had not been received. This provided a 3-month time window for an alternative facility to be identified if that was the user's preference.

The current position is as follows

Edu Lettings continue to speak with users regarding their usage for the next academic year, given that the new pitch is planned to be available from mid-November onwards.

Current Actions:

- 3G pitch is blocked out on the booking system from September through to mid-November to prevent any bookings being taken during this period.
- Prior to our renewal window opening on 3 June, Edu lettings wrote to all existing users and new partner clubs to update them on the successful Football Foundation funding application using the pre-approved communication agreed with the Trust as applicant for the development.
- The communication also outlined the anticipated start and completion dates for the redevelopment works.
- This was followed up with telephone calls to discuss options with all users, including:
    - Rehousing users who are included within the Programme of Use (POU).
    - Holding initial discussions with partner clubs and POU users regarding the potential impact of the works extending into November.

- Follow-up conversations have continued with all affected clients to determine their intentions, specifically whether they plan to recommence bookings from mid-November onwards or defer their return until September 2027.

Next Steps:

- Calls will continue this week each day until Edu-Lettings speak directly to each community user.
- An email with a deadline of the 9th July to book slots for the next academic year will be sent on Wednesday 1st July.

The approach to engage with the community users, advise them of the impact of the development on their booking at the facility and the options available during the construction period as set out in this scheme, evidences an open and collaborative engagement with guidance and support being provided by the applicant's lettings partner. This was also undertaken in a timely manner, allowing an adequate period for community users to consider the available options and provide sufficient advance notice of the change to their participants.

As the facility is based at a secondary school site, the applicant, with the school leadership team, has also agreed a plan for maintaining both curriculum and extra-curricular activities during the period of the development. As the school already has a service level agreement with the Council for the use of the Council's leisure centre this is a relatively straightforward adjustment to the physical education timetable over a short period.