Katie Raw

From: [redacted]
Sent: 12 March 2026 17:25
To: Katie Raw
Subject: RE: [EXTERNAL] RE: 144830/FO/2025 consultation - Former Levenshulme Cricket Club - Manchester Active Comments

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Hi Katie

The mitigation was agreed with Sophie Crawshaw at Southway Housing and Georgia Sortwell in MCC Strategic Housing.

Kind Regards

[redacted]
Capital Development Manager
Email: [redacted]
Tel: [redacted]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Katie Raw [redacted]
Sent: 12 March 2026 15:18
To: [redacted]
Subject: [EXTERNAL] RE: 144830/FO/2025 consultation - Former Levenshulme Cricket Club - Manchester Active Comments

Hi [redacted]

Thank you for providing your comments. Have the mitigation measures been sent to Southway Housing already?

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: [redacted]
Sent: 11 March 2026 16:55
To: Katie Raw [redacted]
Subject: RE: 144830/FO/2025 consultation - Former Levenshulme Cricket Club - Manchester Active Comments

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.

Dear Katie

Following Manchester Active's comments from 26th February, I am writing to confirm the requirements regarding the playing field mitigation contribution, the associated works, and the site to be included in the s106 agreement. The Planning Statement's acknowledgment of the necessity to secure this contribution via a s106 is appreciated.

It is important to highlight that Levenshulme Cricket Club was earmarked within the Playing Pitch and Outdoor Sport Strategy as a site to be reinstated for community use. In light of this, both the MCC Parks Team and Manchester Active expects the mitigation contribution to be paid prior to commencement of development. This timing ensures that the replacement facility can be constructed and made available for use as swiftly as possible.

The mitigation site is to be Annie Lees Park (Longsight) and the justification for this location is set out in my previous response. The costs and associated mitigation works are based on the 'Feasibility Study for the Construction of Natural Turf Sports Surfaces at Annie Lees Park' prepared by TGMS Sports Surface Consultants July 2025. Please note paragraph 6.22 of the Planning Statement is incorrect as the agreed option will create three football pitches at a cost of £357,054 which includes capital costs and one year maintenance.

The agreed layout will be option 3 which will provide 1no. adult football pitch and 2no. junior pitches. The works would comprise the following:

- Site vegetation removal. Topsoil strip and storage.
- Subsoil importation
- Cut and fill earthworks
- Topsoil return and grading.
- Installation of a pipe drainage scheme at 4 metre centres.
- Stone picking.
- Rootzone carpet installation (50 mm stone mitigation).
- Fertilisation and seeding.
- Installation of secondary drainage (sand grooves into an established sward).
- Reinstatement of damage.
- As-built survey, O&M Manual and H&S File.

Manchester City Council via the Parks Team and Manchester Active will be responsible for commissioning an appropriately qualified sports turf specialist to carry out the works. Manchester Active will work with the local sport community and Manchester FA to activate the site.

As mentioned in my previous email Manchester Active requests to be consulted on the wording of the s106 agreement to ensure that the triggers, contributions, and site details are appropriately specified.

Kind Regards

[redacted]
Capital Development Manager
Email: [redacted]
Tel: [redacted]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: [redacted]
Sent: 26 February 2026 17:56
To: Katie Raw [redacted]
Subject: 144830/FO/2025 consultation - Former Levenshulme Cricket Club - Manchester Active Comments

Dear Katie

Thank you for consulting Manchester Active on the above application.

There will be a loss of playing field associated with the proposal and there is a requirement to mitigate the loss by virtue of paragraph 104(b) of the NPPF and Manchester's Sport Strategy objectives. Manchester Active make no comment as to the need for housing or compliance with planning policy; that is a matter for the Local Planning Authority and statutory consultees to assess. Comments are made in relation to deficiencies/spare capacity of pitch provision across all pitch types and sizes within the locality as informed by the Playing Pitch and Open Space Strategy (PPOSS), and the mitigation proposals synergy with Sports Development Objectives.

The PPOSS has been used to help inform these comments and appropriate mitigation for the loss of playing field. The current position is that there is a shortfall of playing field citywide and within the locality of the proposal site to meet current and forecasted unmet demand to 2031. For that reason the Sport Strategy requires all playing field whether, in use or disused to be protected from development or replaced in accordance with the NPPF.

An options appraisal was undertaken to identify a suitable mitigation site within Levenshulme to accommodate a new cricket pitch and/or football pitch. The appraisal criteria required the site to be within a 20 minute active travel catchment, include an area of green space that is not currently classed as a functional playing field, and be supported by existing ancillary sports provision to ensure sustainability. The site also needed to comply with planning policy and align with Manchester's Sport Strategy objectives. There were no sites that fit that criteria within Levenshulme, but Annie Lees Park located within Longsight was the only site identified that met all of these requirements.

Negotiations are currently underway to finalise the mitigation plan and financial contribution. Manchester Active **is supportive of the proposal**, provided that the financial contribution for pitch improvement works at Annie Lees Park is secured via a s106 agreement. Furthermore, Manchester Active requests to be consulted on the wording of the s106 agreement to ensure that the triggers, contributions, and site details are appropriately specified.

The financial contribution and site specifics will be submitted to you after 10th March when I come back from leave.

Kind Regards

[redacted]

Capital Development Manager

Email | [redacted]

Telephone | [redacted]

Please note my working days are Tuesday to Friday

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





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