Paul Butler Associates
Planning, Development & Heritage Consultants

29 June 2026

Julie Roscoe, Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Steven McCoombe

Our ref: 25.2126

Dear Julie,

Location: Wythenshawe Park Sports Hub
Discharge of Pre-commencement Conditions attached to planning permission 144282/VO/2025

On behalf of the applicant, Manchester City Council, please find enclosed an application to discharge pre-commencement conditions attached to planning permission 144282/VO/2025, which was approved on 19th December 2025.

This application seeks to discharge the following conditions:

- 22 (temporary car park)
- 30 (contamination)
- 39 (weightlifting relocation)
- 43 (continuity of sport)
- 47 (changing rooms)

The numbered conditions of planning permission 144282/VO/2025 for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 22 'Temporary Car Park'

Prior to the commencement of development, full details of the temporary car parking arrangements to be provided during the construction phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved temporary parking facilities shall be fully implemented and operational before any works commence on site and shall be retained for the duration of the construction period.

Response:
During the construction phase a temporary car park for visitors to Wythenshawe Park will be provided at an alternative location within the park, approximately 300m to the east of the existing car park. Planning permission (ref: 144831/VO/2025) has been obtained which grants consent for the temporary car park for a period of 2 years from its first operation. Please find enclosed approved site layout drawing 'Temporary Car Park Plan M4037-PA-02-V04'. Full details of the temporary planning permission are provided under application 144831/VO/2025.

The temporary car park will be fully implemented and operational before any works commence on site and shall be retained for the duration of the construction period.

Condition 30 'Contamination'

30) a) The development hereby approved shall be implemented in accordance with the submitted Phase 1 (Ref: WPK-BWB-EGT-XX-RP-LE-001_PH1 P2) and Phase 2 (WPKBWB-EGT-XX-RP-LE-001_PH2 P2) Land Contamination Assessment prepared by BWB Consulting, received by the City Council as Local Planning Authority on 16 October 2025.

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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.

Response:
The Phase 2 (WPKBWB-EGT-XX-RP-LE-001_PH2 P2) Land Contamination Assessment prepared by BWB Consulting, as referred to in the above condition, states at section 14.7:

"At this stage, the construction details for the pavilion are not known. If a cast insitu ground floor slab is being proposed for the building it is considered that the damp proof course and slab will provide sufficient protection for the low concentrations of carbon dioxide at the site. If a block and beam floor is being considered, without additional gas monitoring, it is considered that a gas membrane should be installed."

Please find attached the following drawings which confirm the ground floor build up:

- *GROUND FLOOR STRUCTURAL PLAN, QPM-DR-S-003 rev T04, prepared by Quorum. This shows a 150mm reinforced concrete slab.*
- *Proposed Detailed Section 1, 118165-NPS-ZZ-XX-D-A-2020 rev P04 prepared by NPS. This shows a DPM directly below the concrete slab and above the insulation.*

The submitted drawings demonstrate that the ground floor build up is consistent with the recommendations at section 14.7 of the BWB Phase 2 Contamination Assessment, and will provide sufficient protection for the low concentrations of carbon dioxide at the site. BWB have confirmed that no remediation is required.

Condition 39 'Weightlifting Relocation'

No development shall commence until a programme for the re-location of the weightlifting facility, including management and maintenance, and timetable for implementation has been submitted to and approved in writing by the City Council as Local Planning Authority (in consultation with Sport England). All approved details shall be implemented in full accordance with the programme.

Response:
The weightlifting facility will be permanently relocated to the pavilion building located at Wythenshawe Sports Ground (WSG). Planning permission was granted in January 2026 for refurbishment and partial change of use of the building to a weightlifting gym (ref: 144600/VO/2025).

Stripping out and demolition works at the WSG will commence on 29th June 2026, which will enable works on the weightlifting facility to commence. The Weightlifting Area is scheduled to take 12 weeks to complete, running from 7th August 2026 to 30th October 2026. Following completion of the Weightlifting Area, the weightlifting club will have partial possession of the building while the remaining areas are refurbished. Temporary welfare facilities will be provided to the Weightlifting Club until the refurbishment of the building is completed. Leisure United will be managing and maintaining the Weightlifting Facility during the remaining construction period and will continue to maintain the building once the facility is fully operational.

The programme ensures that there is no disruption to the club's training schedule or activities during construction. Once complete, the new facility will serve as the club's permanent home.

Condition 43 'Continuity of Sport'

No development shall commence until a scheme to ensure either:

(a) the continuity of the existing sports use of the playing fields and sports facilities including athletics; baseball; cycling (pump track); Simply Cycling; or

(b) the provision of replacement facilities [during construction works/other activities] has been submitted to and approved in writing by the City Council as Local Planning Authority (after consultation with Sport England). 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.

Response:
Please find attached an excel document titled 'Wythenshawe Park Multi Sports Hub User Relocation Plan' and an excerpt of the latest construction programme. This confirms whether existing users will require relocation or replacement facilities and the details of this if required.

Condition 47 'Changing Rooms'

No development shall commence until details of the design and layout of the changing rooms have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The changing rooms shall be designed and constructed in accordance with the Football Association technical standards for changing rooms. The facility shall not be constructed other than in accordance with the approved details and retained thereafter.

Response:
Please find attached the following drawings prepared by NPS Architects:

- Accessible Change - FOR PLANNING, 118165-NPS-ZZ-00-D-A-7135 rev P01
- Officials Change - FOR PLANNING, 118165-NPS-ZZ-00-D-A-7136 rev P01
- Wet Change - FOR PLANNING, 118165-118165-NPS-ZZ-00-D-A-7137 rev P01
- Dry Change - FOR PLANNING, 118165-118165-NPS-ZZ-00-D-A-7138 rev P01

A fee of £309 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner