06 August 2026

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

Dear Sir/Madam,

**BOWERSGATE SCHOOL (FORMERLY VISION HOUSE) 100 FLOATS ROAD, MANCHESTER, M23 9PL**

**PLANNING APPLICATION FOR ERECTION OF MULTI-USE GAMES AREA (MUGA).**

**PLANNING PORTAL REF. PP-15116369**

We the applicant, Witherslack Group Limited, submit an application for full planning permission for additional works at the application site, Bowersgate School (formerly Vision House), following the implementation of planning permission ref. 143385/FO/2025.

In support of this application, the following documents have been submitted:

- Planning Statement (this Cover Letter);
- Site Location Plan (17) – prepared by Anderton Gables
- Existing Site Plan (16B) – prepared by Anderton Gables
- Proposed Site Plan (36F) – prepared by Anderton Gables
- Proposed MUGA Design (29A) – prepared by Anderton Gables
- Drainage Strategy – prepared by PG Consulting
- BNG Cover Letter(with PEA) – prepared by Land Studios
- Tree Survey – prepared by SEED

The application has been submitted via the Planning Portal, together with the requisite fee of £309.00.

## Planning Context and Background

Planning permission 143385/FO/2025 was granted by Manchester City Council on the 29th August 2025 for the following development at Vision House (the Site):

> *"Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated landscaping works to facilitate the use"*

Planning permission 145600/FO/2026 was further granted by the Council on 5th June 2026 for the following development:

> *"Installation of amenity fencing to the rear of site; installation of two firefighting water tanks and new bin store to side of the car park, with associated fencing; and alterations to the car park layout"*

Subsequent to this application, the school now seeks the installation of a new MUGA to the rear of the application site.

**Proposed Development**

This application proposes a new purpose-built MUGA to provide for a safe, year-round sports facility for both primary and secondary pupils. It is positioned at the rear of the site to optimise layout and accessibility. The MUGA will not be illuminated and will not be available for public use outside school hours.

The MUGA will measure approximately 26m x 17m and be constructed with an permeable astro turf base and metal fencing around all sides. The MUGA will be purpose build with 'The Cruyff Foundation' which specialises in providing outdoor playing spaces and equipment for children and schools.

Further details are provided within the submitted drawings and supporting specialist consultant reports.

**Planning Assessment**

Principle of Development

As part of the original application (ref. 143385/FO/2025), no external alterations were proposed. It was anticipated that any additional external works and landscaping would be brought forward once an operator had been confirmed.

This application now brings forward those necessary external works to support the effective operation of the new SEN school. The proposed MUGA will be an essential function of the school and will not adversely affect any neighbouring amenity. The proposal would align with Policy JP-P5: Education, Skills and Knowledge, which encourages the delivery of improved and accessible educational facilities for all age groups.

Visual Impact and Design

Working with the Johan Cruyff Foundation, the school proposes to deliver a Cruyff Court MUGA — a high-quality synthetic sports pitch designed to provide a safe and inclusive space for pupil activity. The facility will include multi-use equipment such as 5-a-side goals and basketball hoops to support physical activity and social development.

The MUGA will comprise metal perimeter fencing and an astro-turf playing surface. Fencing heights will range from 1.25m along the sides to 3.85m at each end. It will be located at the rear of the site and effectively screened by existing mature hedging and trees (including new tree planting).

Trees

The proposed MUGA requires the removal of six trees to accommodate its layout, which has been carefully designed to maximise play space and ensure segregated access for primary and secondary pupils.

An accompanying arboricultural report confirms that six individual trees and part of one tree group (T15, T16, T13, T14, T17, T22 and partial removal of G11) will be removed.

Ecology and BNG

The proposals require the removal of some existing on-site habitats to facilitate essential school facilities. A Preliminary Ecological Appraisal and Enhancement Plan confirms that no significant ecological constraints were identified. The site contains only limited suitable habitat for protected or priority species, including foraging and commuting bats, badgers, common nesting birds, and hedgehogs.

A supporting statement provided by consultants, Land Studios, confirms that the development is not subject to the requirements of BNG – this being following recent legislation changes to omit sites under 0.2ha (the application site measures 0.06ha)

Drainage

In support of the proposals, a drainage strategy has been submitted with the application. The Drainage Strategy has confirmed that a suitable drainage scheme will be provided to ensure there is no additional impact upon localised surface water flooding.

The proposals would support the policies of the Core Strategy Policy EN8: Adaptation to Climate Change and Policy EN14: Flood Risk, and Policy JP-S4: Flood Risk and the Water Environment of the Places For Everyone (PfE) Joint Development Plan.

**Conclusion**

The proposed MUGA is an essential facility to provide for safe, effective, and compliant operation of the new Bowersgate School. The MUGA will ensure that the school can meet functional, educational, and regulatory requirements while delivering high-quality facilities for pupils. The proposals have been designed to minimise visual and environmental impact, align fully with relevant local and strategic planning policies, and incorporate appropriate mitigation measures.

We trust that the enclosed information provides sufficient detail for the Council to progress this application positively. However, should any further clarification or supporting material be required, please do not hesitate to contact the undersigned.

Yours faithfully,

*Rupert Litherland*
Planning and Acquisitions Manager