
Application Number	Date of Appln	Committee Date	Ward
097689/FO/2011/N2	27th Oct 2011	19th Jan 2012	Longsight Ward

Proposal Erection of detached replacement club house in association with the retention of the existing bowling green and associated landscaping, boundary treatments and car parking.

Location Longsight Cricket Club, East Road, Longsight, Manchester, M12 5GZ

Applicant Mr Stuart Lever , Club Design Ltd, 1A Shawclough Rd, Rochdale, OL12 6LG

Agent Mr Stuart Lever, Club Design Ltd, 1A Shawclough Rd, Rochdale, OL12 6LG

Description

This application relates to a 0.57 hectare site, which forms part of Longsight Cricket Club, a private members club with associated clubhouse, car parking area, bowling green and large expanse of open land, which was previously used as a cricket pitch, but which has not been played upon for approximately 8 years.

The Cricket Club is bounded by East Road, to the north, and Bickerdike Avenue, to the south, with terraced housing beyond, in both cases. To the west the site adjoins a narrow strip of land, with the rear of semi-detached housing beyond, and Crowcroft Park opposite those houses, and to the east lies a row of single storey houses and a 17 storey residential tower block.

The clubhouse is situated to the immediate east of the bowling green, on the East Road frontage of the site, and it is proposed to demolish the clubhouse and develop the majority of site for residential purposes, comprising 65 houses and 18 apartments. This is subject of a separate planning application (097655/FO/2011/N2), which appears elsewhere on the agenda.

The site, subject of this application, comprises the bowling green, which is to remain, and an area of land to the immediate south of the bowling green, on which it is proposed to build a new clubhouse, with associated car parking for 42 vehicles. The existing clubhouse has 665 square metres of floorspace, at ground floor level, with stewards accommodation on the first floor, and the new clubhouse would be smaller being single storey only, with no living accommodation attached, and having a smaller floorspace of 586 square metres. The proposed building would be a purpose designed social facility to serve the bowling green and the community offering social facilities and lounge bar, snooker room and concert/meeting room, as is provided in the existing clubhouse. The proposed location of the clubhouse would allow it to be built whilst the existing clubhouse remains operational. Once completed the operations would move to the new building and the existing clubhouse would be demolished.

The clubhouse would be constructed predominantly in red brick, with buff soldier courses, with grey tiling on the pitched roofs. The side of the building, facing the

bowling green, would include a pavilion, with the main entrance, to the building, being on the south elevation facing the car parking area. The building would have level access and have a disabled persons WC, being accessible throughout to a disabled person. The proposed hours of the clubhouse are:

12.00 pm to 12.00 am - Monday to Friday

12.00pm to 1.00 am - Saturday

12.00pm to 11.30pm - Sundays and Bank Holidays.

The proposal includes the demolition of the existing concrete post and panel fence, along the East Road boundary of the site, and the erection of a new 0.52 metre high brick wall with steel railings above, to an overall height of 2.1 metres. Along the eastern and southern boundaries of the site, where it adjoins the back of new housing, 2.1 metre high timber fencing, with trellis top is proposed, other than at the vehicular access point, to the car park, where gates are proposed, This access point links in to the new access road, proposed through the site, which links East Road and Bickerdike Avenue, thereby allowing access to the clubhouse car park from both these roads. On the western side of the site, where the site adjoins existing housing on Northmoor Road, the boundary treatment is unaltered with a 6 metre landscaped/tree planted buffer retained between the bowling green/clubhouse/car park and the existing properties.

Although the cricket pitch has not be used for some time, the proposal results in the loss of part of this area. As a result, the applicant has agreed to pay the City Council a financial contribution to fund the works required for replacement facilities in the nearby Crowcroft Park, Cringle Fields and Rushford Park. These works comprise the complete renovation and upgrading of the Multi-Use-Games-Area, at the nearby Crowcroft Park, two replacement cricket match wickets, at Cringle Fields, including upgrading of the existing redundant football changing facilities to provide changing facilities also suitable for cricket, and a contribution towards a future Inspired Places bid at Rushford Park. This provision will need to be the subject of a legal agreement.

The proposal has been advertised on site and in the press as development in the public interest.

Consultations

Local residents/adjoining occupiers - A letter of objection has been received, signed by 2 local residents, who object to the proposal for the following reasons:

- There would be a significant increase in through traffic in the area, which already suffers from conflicts between vehicles, pedestrians and cyclists, with a significant number of accidents. The proposed development would significantly increase this hazard, representing a particular danger to children. The objectors refer to Policy LL1 of the Unitary Development Plan, fort the City Of Manchester, which states that 'in deciding its attitude to proposals within Longsight and Levenshulme, the council will seek to reduce the amount of through traffic passing through residential areas, so as to improve safety and quality of the environment, and questions why the City Council would allow a development which would undoubtedly increase a problem that it has committed itself to reducing.
- The proposal would lead to increased noise levels in the area, due to the daily increase in through traffic and ambient activity. This would be particularly felt by

- residents on Northmoor Road, due to the relocation of Clubhouse and car park, closer to their rear boundaries. This would have a particularly detrimental affect at night, due to the constant comings and goings of vehicles, banging of car doors and raised voices, at a time when residents, and particularly children, are trying to sleep.
- Increased volumes of through traffic would lead to a significant negative effect on air quality, due to increased levels of pollution due to additional emissions of, exhaust fumes.
 - The development would lead to the loss of outlook and privacy to neighbouring properties.
 - The development would exacerbate the already problematic, and greatly congested, parking situation in the area. Some nearby roads, including East Road are virtually impassable, at peak times, and the proposal would only add to this difficult situation, resulting in disamenity to residents, which goes against the Council's publicised aims for the area, to improve the local environment.
 - The proposal is in direct opposition to the Unitary Development Plan policy to 'improve the quality and promote the use of open space and recreational facilities for leisure use', due to the loss of a substantial green open space. This would impact negatively on the whole aesthetic character and feel of the surrounding residential area and the daily lives of the local community.
 - The Cricket ground, founded in 1848, has been a central and very positive feature of this area for many generations, and it is tragic that some way has not been found to preserve this precious open space for cricket, or at least some other recreational use. At a time when playing fields are disappearing from the urban environment. It is considered short-sighted to allow the loss of this opportunity. The objectors again reference the UDP, and the Council's commitment to 'safeguard the amenity of valuable open space'.
 - In promotional posters and leaflets, for the development, the developers promised new cricket facilities, giving the impression that such facilities would be retained on site, but the new facilities are actually located some distance away, on Cringle Fields.

A further letter was then received, signed by the same 2 residents, the following additional point was made:

- It is believed that there is a covenant in place, restricting the change of use of the building on site.

The applicants have indicated that a community consultation event was held, at Longsight Cricket Club, in November 2011, where the development proposals were displayed. They consider that the feedback received was generally supportive of the proposal, and the following comments were received:

- The scheme represents a big improvement in the area.
- The clubhouse is well positioned
- The proposed road layout prevents 'short cut' journeys through the development.

Head of Engineering Services - Made comments regarding the design of the car parking area, which have been satisfactorily addressed by the applicant. There are therefore no objections to the proposal.

Head of Street Management and Enforcement - Any comments to be reported.

Head of Regulatory Services (contaminated land) - Any comments to be reported, although it is noted that the site lies within the landfill buffer zone, where the standard contaminated land condition is normally requested.

Director of Housing - Supports the proposal.

South Manchester Regeneration - Support the proposal.

Greater Manchester Police - Any comments to be reported.

Sport England - Given the mitigation works proposed by the applicants, Sport England do not object to the application, subject to:

- An appropriate mechanism, such as a Section 106 agreement, being used to secure the mitigation measures.
- That the proposed clubhouse and car park are provided prior to the existing facilities being demolished, and that offsite mitigation measures are provided prior to the residential development commencing.
- That the details of mitigation measures ensure that the cricket facilities comply with ECB technical design guidance; and that football on the Cringle Fields site is not adversely affected.

GM Ecology Unit - Any comments to be reported.

Issues

National policy guidance

Planning Policy Statement 1: Delivering Sustainable Development

PPS1 encourages the promotion of urban and rural regeneration to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places. The principle of the development proposed is clearly in accordance with the aims and objectives of PPS1.

Planning Policy Statement 17: Planning for Open Space

This document requires local planning authorities to undertake assessments and audits of the current and future provision of open space in order to identify and address specific needs, including quantitative or qualitative deficits or surpluses. These assessments are to form the evidence base for future provision.

Whilst PPG17 does not set any specific national standards, it advises local planning authorities to set locally derived standards that consider both quantitative and qualitative provision, and the accessibility of sites. Such assessments should accord with the companion guide that accompanies PPG17, 'Assessing Needs and Opportunities'. The standards developed can then be used to address any qualitative or quantitative deficiencies in provision.

PPG17 seeks to prevent development resulting in the net loss of existing open space, sports or recreational land unless it is demonstrated that the open space is 'surplus' to requirements. It recognises that not all open space, sport and recreational land is of equal merit and some may be available for alternative uses. The Annex to PPG17 sets out the typology of open spaces which are to be used in undertaking open space assessments and in considering differing needs.

PPG17 also identifies the need to plan for new open space, sport and recreational facilities needs arising from new developments.

Paragraph 23 refers to the need for Local Authorities to ensure that provision is made for local sports and recreational facilities where planning permission is granted for new developments (especially housing). Planning obligations should be used where appropriate to seek increased provision and the enhancement of existing facilities.

Paragraph 33 of PPG17 identifies that the use of planning obligations are appropriate means to address issues arising in terms of meeting increased local needs through new development or resolving issues of quantity or qualitative provision, as informed by detailed assessments of needs and audits of existing facilities.

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. It contains policies that address core principles of development, including the following:

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP 5: Manage Travel Demand - Ensuring development is located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting;

Unitary Development Plan - The site is unallocated in the plan. It falls within the area covered by Policy LL1 which states that, in deciding its attitude to proposals within Longsight and Levenshulme, the Council will have regard to the general policies in Part 1 of the Plan in order to: a) improve the quality and range of housing to meet the needs of the local community; b) improve the quality of the local environment; c) improve the quality and promote the use of open spaces and recreational facilities for leisure use; d) reduce the amount of through traffic passing through residential areas so as to improve safety and quality of environment; e) provide an efficient transport system, improving access to job opportunities, shopping and leisure facilities and open spaces; f) encourage industrial and commercial development and improvement where there will be no detriment caused to residential amenity.

Policy R1 states that the Council will pursue an area based regeneration strategy working with local communities, public sector and the private and voluntary sectors and Central Government in order to achieve a holistic approach to dealing with economic, social and environmental problems. The scheme accords with the policy objectives of policy R1.

Policy H2.2 is also relevant and states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy E1.1 states that the Council wishes to see substantial reductions in the level of air pollution, much of which is caused by vehicles fumes. To achieve this, the Council will:

(c) require all major new development to be located where it can be easily served by public transport.

Policy E3.5 explains that the Council will promote measures, which will lead to a safer environment for all people living in and using the City. These measures will include:-

- a) ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) designing landscaping schemes so as to minimise the risk of attack;
- c) that community facilities are located where they are easy and safe to get to;
- d) providing safe places for children to play;
- e) improving road safety.

Policy L1.2 states that existing outdoor sporting facilities and recreational areas will be protected from development unless appropriate replacement facilities can be provided in advance, or it can be shown that adequate facilities exist within the local area.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development.

Policy DC26.1 relates to development and noise and states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.5 states that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester 2

Recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

Under point 2.12 'Buildings should front onto streets', the Guide states that:

It is important to achieve an adequate level of enclosure if streets and open spaces are to provide a sense of place and help people feel comfortable and safe. Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance. Large areas of car parking and servicing should be situated to the rear, side of, or beneath the building, with clear safe accessible footways leading to the main door.

Under point 2.16 it is stated that the impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

In July 2009, in line with Government advice, contained in PPG 17, the City Council completed its 'Strategic Open Space, Sport and Recreation Study'. This study set local standards for quantity, quality and accessibility for all types of open space, sport and recreation provision. The application site is identified, within the study, as an outdoor sports facility.

Principle of development - Although the majority of the site is green open space, the site is privately owned and therefore does not form an area used by the general public. Also it has become somewhat overgrown, with an apparent lack of maintenance in the time that cricket has not been played on the site. The mitigation works proposed are therefore likely to benefit the general community more, than if the site was left in its current condition. In terms of its suitability for the proposed use,

the proposal represents the relocation of facilities that already presently exist on the site, and is therefore considered to be acceptable in principle.

Layout - The proposed location of the building is such that it would run alongside the existing retained bowling green, adjacent to the rear of proposed housing units to the east, with car parking being provided in an 'L' shaped arrangement, which would separate the building from further proposed housing to the south, and existing housing to the west. The car park would have a vehicular access point, which would link into the proposed vehicular route from the site, and the general layout is considered acceptable.

Appearance - The appearance of the clubhouse is largely traditional, being constructed in red/buff brick work with a grey concrete tiled pitched roof. Alterations have been made to the design to give a greater amount of glazing, particularly on the southern elevation, which is felt to improve the appearance of the building and also offers additional surveillance of the car parking area. Also there is additional glazing adjacent to the main entrance of the building, and opposite the vehicular access point, so that the building announces itself better along the most prominent viewing points. The building also includes the provision of shutters to all doors and windows although these will be built into the cavity wall. This is considered to be acceptable subject to approval of the shutter appearance. Overall the design of the building is considered to be acceptable.

Boundary treatments - The development has introduced a high quality appearance to the frontage of the site along East Road, where a low brick wall and railings is provided, as a replacement for the existing concrete post and panel fence. This also allows views into the site of the bowling green, with the clubhouse beyond. These arrangements are considered to be acceptable.

Access/highways - The vehicular access point to the site links into the access route through the site, which provides two access points, both of which are seen as primary access points, which should ensure traffic is evenly distributed on both sides of the development.

Loss of open space/recreational facility - In applying national, regional and local policy, in terms of assessing proposals for the loss of open space, it is necessary for the applicants to demonstrate that there is either:

- An existing oversupply of the type of open space provision being lost within the catchment area (based on a robust assessment); or that
- The open space provision to be lost by equivalent or better quality facilities

In support of the loss of Open Space, the applicants have submitted a PPG 17 document, which addresses this issue.

They state that in depth dialogue and consultation has taken place with Sport England, The England and Wales Cricket Board, the Lancashire Cricket Board, Manchester City Council, Longsight Cricket Club members and local residents, and the outcome was as follows:

- The cricket ground is not sustainable and has been derelict for over 8 years.

- The remaining Sports Club provides one of the few surviving bowling greens in the area.
- The clubhouse also provides a meeting venue for local groups, but it is beyond its expected lifespan, and is in a poor state of repair, which represents a real threat to the continuation of the remaining club activities.
- Formal cricket replacement provision, in proximity to the site, should form part of mitigation measures.
- More informal leisure facilities should also form part of the mitigation, and they should be located as close as possible to the lost cricket pitch.
- A new clubhouse to serve the existing bowling green is needed.

Mitigation works therefore comprise:

- The replacement club facility, with an undertaking that this will be built and made available to the club, prior to the existing clubhouse being demolished, thereby allowing a 'seamless' transfer of the operations, from one building to the other.
- The complete renovation and upgrading of the Multi-Use-Games-Area, at the nearby Crowcroft Park. This facility is also adjacent to Crowcroft Park School, and it is anticipated that the school would get good use of the MUGA, during curriculum time, and it would then be open for casual use after that.
- Formal replacement cricket provision by way of two replacement cricket match wickets, at Cringle Fields, thereby providing a facility that would be able to hold 2 cricket matches simultaneously. Works at Cringle Fields will also include upgrading of the existing redundant football changing facilities to provide changing facilities also suitable for cricket. The works here would be linked into the England and Wales Cricket Board's roll out of bringing cricket back to the inner city parks, enabling a 'turn up and play' approach to be realised in the area. This facility therefore has the support of the England and Wales Cricket Board, which has been formally provided, and would be used to host parks league cricket and will form part of the Lancashire Cricket Board's development program.
- A contribution towards a future Inspired Places bid at Rushford Park.

The applicants therefore contend that, although the cricket ground is classified as open space, it went out of use as a cricket ground almost 10 years ago, and has little, if any, value as its current designated allocation. They state that it has been an overgrown eyesore for many years and its loss has already occurred. This development therefore seeks to provide some benefit from that loss in providing an alternative use for the derelict land, and providing a lasting sporting legacy for the community.

In particular:

- The new cricket facility being a focal point for groups of friends to either play informally or as part of a team, in the new parks league.
- The new cricket facility, and MUGA, will encourage physical activity and the new clubhouse will ensure the future of the bowling green, a facility that is typically used by older members of the community.
- It has been acknowledged, by various bodies, that the formal cricket ground is no longer suitable as a cricket pitch, which in any event was available only to the club members, but the alternative facility, that will be managed by Manchester City Council, and the 'turn up and play' model is a sustainable one that suits the area.

The measures requested by Sport England have all been addressed by the applicant, and they have no objections to the mitigation works proposed. The time period in which cricket has not been played on the site is acknowledged, as is the current state of the pitch. Therefore it is concluded that loss of this pitch will not result in a deficiency of a local sporting facility within the area and that there will be no detrimental impact resulting from the redevelopment of the site for alternative use.

In terms of the loss of the area of open space, the site is largely surrounded by a 2 metre high concrete post and panel fence, which restricts views into the site. It is therefore generally only viewed by the members of the Cricket Club, and does not appear to be used for any recreational purposes. The area also consists of a number of significant areas of open space, including Crowcroft Park and the landscaped former landfill site on Pink bank Lane/Matthews Lane, which are available to the local community and it is not therefore considered that the loss of this greenspace will be detrimental to the character of the area, or represent the loss of valued greenspace.

The loss of the cricket pitch is therefore supported on this basis as it will be replaced by better quality facilities, which are more likely to be of beneficial use to the surrounding community.

Residential amenity - There are a significant number of residential properties in the general area, and a Clubhouse has been present in the area for a number of years, operating to the hours proposed for the new building, without any apparent disturbance to residents. Although the proposed building would be closer to housing on Northmoor Road, it is also moving further away from existing housing on East Road, with the separation distance being approximately 30 metres, between the proposed clubhouse and existing housing on Northmoor Road, compared to 20 metres between the existing clubhouse and existing housing on East Road. The Clubhouse would be approximately 22 metres, from new housing development proposed. Also the clubhouse would be a more modern building with a condition attached regarding the acoustic insulation of the building, which should ensure less noise breakout from the building, compared to that which currently exists.

The new car park would be approximately 20 metres from the existing housing, on Northmoor Road, which is similar to the existing distance, between the existing car park and properties on East Road. A substantial, 6 metre, landscaped/tree planted buffer is provided here though, which would provide a significant barrier between the car park and those properties. A condition will be attached requiring signing to be erected relating to the conduct of patrons when they leave the site, late at night, and on balance it is not considered that the revised position of the clubhouse and car park is likely to cause any additional problems to residents than that which exists at present.

Some concerns have been stated though, by local residents, and these can be addressed as follows:

There would be a significant increase in through traffic in the area - This should not occur, in relation to the Clubhouse as this is a replacement facility and slightly smaller, so there should not necessarily be an increase in traffic accessing the premises. Also, there are 2 vehicular routes to the site, which would appear to be of

equal priority, meaning that the impact, of any additional vehicles visiting the site, should be shared between the roads/residential streets, which surround the site.

The proposal would lead to increased noise levels in the area - It is noted that the clubhouse/car park would be nearer to some properties, but it is no nearer than the existing arrangement, albeit that it relates to different properties. Also, a noise insulation condition is proposed, which would limit the breakout of any noise from the building.

The development would lead to the loss of outlook and privacy to neighbouring properties - Privacy distance requirements are met, with a separation of 30 metres to the nearest existing properties, and the building would be single storey only. It is not therefore considered that there would be a significant loss of outlook, or privacy, to adjoining occupiers.

The development would exacerbate the already problematic, and greatly congested, parking situation in the area - Traffic movements in the vicinity of the site should not be increased, and it is considered that the development has adequate parking provision to meet its needs, so there should be no parking of vehicles on adjoining streets or the creation of any restrictions for existing road users.

The proposal is in direct opposition to the Unitary Development Plan policy to 'improve the quality and promote the use of open space and recreational facilities for leisure use', - For the reasons given above, it is considered that the existing cricket pitch contributes little to existing recreational facilities, and that the general community would actually benefit from the mitigation works being proposed.

The Cricket ground, founded in 1848, has been a central and very positive feature of this area for many generations, and it is tragic that some way has not been found to preserve this precious open space - It is regrettable that the site is no longer actively used for cricket, but this has not occurred for some time and is unlikely to occur in the foreseeable future, even if this land remains undeveloped.

New facilities are actually located some distance away, on Cringle Fields - Whilst the new cricket facilities are not in the immediate vicinity of the site, this is the nearest location, which is of a sufficient size to accommodate the size of facility required. Also, works are proposed, in Crowcroft Park, which will benefit the immediately surrounding community and an existing school in the area.

It is believed that there is a covenant in place, restricting the change of use of the building on site - If there is such a covenant, this is not a planning matter, and in any event would appear to be referenced against the use of the building only and not the potential relocation of the building.

Trees - Trees on this site are largely retained with a significant number maintained along the western boundary of the site. New planting is also proposed to break up the parking area.

Disabled persons access - The building has level access and an accessible WC, with access throughout the facility for a disabled person. These arrangements are considered to be satisfactory.

Crime and Disorder - No formal comments have been received from Greater Manchester Police, although a Security Statement was provided for the site, after consultation with Greater Manchester police. This includes the following security features, which would be provided to the building site:

- Installation of internal shutters to all doors and windows.
- Locking systems for windows and doors.
- Provision of monitored security alarm and CCTV
- Lighting of the car park area

The creation of the pavilion on the bowling green side of the building does create an area, under which miscreants could shelter, although the clubhouse would be open 7 nights a week, which should deter this from happening. Generally the security arrangements are considered acceptable, and a condition is proposed to ensure these measures are provided.

Lighting - Some lighting columns are proposed, in the car parking area, although this is proposed on the boundary of the car park, facing towards the clubhouse, in order to reduce light spill into gardens/houses. A condition is required to ensure this is the case.

Conclusion - The existing cricket ground on site is in poor condition, having not been used for at least 8 years and whilst it could be upgraded, this is unlikely to happen. The development proposal will allow for a replacement facility which would be much more fit for purpose, and a renovated MUGA, in the nearby park, which should be more useful facilities for the surrounding community, including the nearby school. Also, the development would allow the existing club to have a new modern facility, which would last for many years to come and secure the continued operation of the club premises, and adjoining bowling green. The development is considered to have a satisfactory relationship with adjoining land uses and the proposed use of the site is considered to be appropriate.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider

benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **MINDED TO APPROVE** subject to the signing of a legal agreement in relation to the provision of replacement recreational facilities

Reason for recommendation

It is considered that the principle of residential development on the application site is acceptable and is in accordance with the Unitary Development Plan for the City of Manchester policies LL1, E3.5, L1.2, R1.1, H2.2, T2.4 and DC26. The proposal would result in residential development on previously developed land, in a sustainable location which would aid and support the continued regeneration of Longsight

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved relates to drawings numbered 1424-06 and 1424-07 stamped as received by the City Council, as Local Planning Authority on 27 October 2011, drawings numbered 794-001 rev E, 794-003 rev G, 794-004 rev D and 794-008 rev D stamped as received by the City Council, as Local Planning Authority on 21 December 2011, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies LL1 and H2.2 of the Unitary Development Plan for the City of Manchester.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas

relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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 the 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.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to E3.1; of the Unitary Development Plan for the City of Manchester.

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good', unless otherwise agreed in writing by the City Council as local planning authority. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the building hereby approved is first occupied.

Reason: In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 of the Unitary Development Plan for the City of Manchester and the principles contained in the Guide to Development in Manchester 2 and PPS1.

6) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

7) Before the building hereby approved is first occupied it shall be insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the property.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

8) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday : 12.00 pm to 12.00am
Saturdays: 12.00 pm to 1.00am
Sundays and Bank Holidays: 12.00pm to 11.30 pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 07.30 - 20.00
Sunday and Bank holidays: no deliveries

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) No roller shutters shall be installed unless and until full details of the appearance, position and colour have been submitted to and agreed in writing by the City Council as local planning authority. Only the agreed details shall be implemented as part of the development.

Reason

In the interests of visual amenity, pursuant to policies DC14 and E3.3 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details shown on the approved plans, no development shall take place until there has been submitted to and approved in writing by the City Council, as local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the proposed clubhouse use becomes operational. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to Policies H2.2, and E3.5, of the Unitary Development Plan for the City of Manchester.

12) Prior to the premises first becoming operational signage shall be erected at the premises which instructs people leaving the premises to do so in a quiet manner, in accordance with details which shall be submitted to, and approved in writing by the City Council, as Local Planning Authority. The signage shall then remain in position at all times whilst the use is in operation.

Reason

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

13) Before the works hereby approved are commenced, full details of the appearance of the external lighting columns and how the external lighting will be designed and installed so as to control glare and overspill onto nearby residential properties, shall be submitted to and approved in writing by the City Council as local planning authority. The columns shall only be erected and thereafter maintained only in accordance with these approved details.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policy H2.2

14) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawings numbered 1424-06 and 1424-07 stamped as received by the City Council, as Local Planning Authority on 27 October 2011, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies LL1, H1.2, H2.1, H2.2, H2.7 and E2.6 of the Manchester

Unitary Development Plan, and the Guide to Development in Manchester
Supplementary Planning Document and Planning Guidance.

15) Prior to the commencement of any development, full details of a scheme for the management and maintenance of the hard and soft landscaping around the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping will then be maintained in accordance with these details unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out and maintained, pursuant to Policies H2.2, E2.6, E3.1 and E3.5, of the Unitary Development Plan for the City of Manchester.

16) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

17) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to Policies E2.6 of the adopted UDP for the City of Manchester.

18) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

19) All contractors vehicles entering and leaving the site during the construction period shall be properly sheeted.

Reason - To ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings, and in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

20) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries, the location of parking for contractors' vehicles and directional signage, shall be submitted to and approved in writing by the City Council as local planning authority. The agreed strategy shall be implemented for the duration of the construction period

Reason - To safeguard the amenity so of nearby residents, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

21) The details of an emergency telephone contact number for the building contractor shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

22) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing.

Reason - To ensure that the car park is demarcated to allow for the safe manoeuvring of vehicles within the site, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 097689/FO/2011/N2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Contaminated Land Section
Environmental Health
Sport England (NW Region)
Highway Services
South Manchester Regeneration - Central SRF
Ancoats & Clayton Ward Co-ordinator
Greater Manchester Ecology Unit
Greater Manchester Police
1 Erneley Close, Manchester, M12 5RB
11 Erneley Close, Manchester, M12 5RB
13 Erneley Close, Manchester, M12 5RB
15 Erneley Close, Manchester, M12 5RB
17 Erneley Close, Manchester, M12 5RB
19 Erneley Close, Manchester, M12 5RB
21 Erneley Close, Manchester, M12 5RB
23 Erneley Close, Manchester, M12 5RB
25 Erneley Close, Manchester, M12 5RB
27 Erneley Close, Manchester, M12 5RB
29 Erneley Close, Manchester, M12 5RB
3 Erneley Close, Manchester, M12 5RB
31 Erneley Close, Manchester, M12 5RB
33 Erneley Close, Manchester, M12 5RB
35 Erneley Close, Manchester, M12 5RB
5 Erneley Close, Manchester, M12 5RB
7 Erneley Close, Manchester, M12 5RB
9 Erneley Close, Manchester, M12 5RB
171 Northmoor Road, Manchester, M12 5RU
173 Northmoor Road, Manchester, M12 5RU
175 Northmoor Road, Manchester, M12 5RU
177 Northmoor Road, Manchester, M12 5RU
179 Northmoor Road, Manchester, M12 5RU
181 Northmoor Road, Manchester, M12 5RU
183 Northmoor Road, Manchester, M12 5RU
185 Northmoor Road, Manchester, M12 5RU
187 Northmoor Road, Manchester, M12 5RU
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193 Northmoor Road, Manchester, M12 5RU
195 Northmoor Road, Manchester, M12 5RU
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199 Northmoor Road, Manchester, M12 5RU
201 Northmoor Road, Manchester, M12 5RU
203 Northmoor Road, Manchester, M12 5RU
205 Northmoor Road, Manchester, M12 5RU
207 Northmoor Road, Manchester, M12 5RU
209 Northmoor Road, Manchester, M12 5RU
211 Northmoor Road, Manchester, M12 5RU
213 Northmoor Road, Manchester, M12 5RU
215 Northmoor Road, Manchester, M12 5RU
217 Northmoor Road, Manchester, M12 5RU
219 Northmoor Road, Manchester, M12 5RU
221 Northmoor Road, Manchester, M12 5RU
3 Stovell Avenue, Manchester, M12 5SY
5 Stovell Avenue, Manchester, M12 5SY
7 Stovell Avenue, Manchester, M12 5SY
9 Stovell Avenue, Manchester, M12 5SY
1 Bickerdike Avenue, Manchester, M12 5SZ
11 Bickerdike Avenue, Manchester, M12 5SZ
13 Bickerdike Avenue, Manchester, M12 5SZ
15 Bickerdike Avenue, Manchester, M12 5SZ
17 Bickerdike Avenue, Manchester, M12 5SZ
19 Bickerdike Avenue, Manchester, M12 5SZ
21 Bickerdike Avenue, Manchester, M12 5SZ
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27 Bickerdike Avenue, Manchester, M12 5SZ
29 Bickerdike Avenue, Manchester, M12 5SZ
3 Bickerdike Avenue, Manchester, M12 5SZ
31 Bickerdike Avenue, Manchester, M12 5SZ
33 Bickerdike Avenue, Manchester, M12 5SZ
35 Bickerdike Avenue, Manchester, M12 5SZ
37 - 39 Bickerdike Avenue, Manchester, M12 5SZ
41 Bickerdike Avenue, Manchester, M12 5SZ
43 Bickerdike Avenue, Manchester, M12 5SZ
45 Bickerdike Avenue, Manchester, M12 5SZ
47 Bickerdike Avenue, Manchester, M12 5SZ
49 Bickerdike Avenue, Manchester, M12 5SZ
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67 Bickerdike Avenue, Manchester, M12 5SZ

69 Bickerdike Avenue, Manchester, M12 5SZ
7 Bickerdike Avenue, Manchester, M12 5SZ
9 Bickerdike Avenue, Manchester, M12 5SZ
1A Bickerdike Avenue, Manchester, M12 5SZ
87 Pink Bank Lane, Manchester, M12 5GR
1 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
2 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
3 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
4 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
5 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
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44 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
45 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD

Flat 3, 1 Stovell Avenue, Manchester, M12 5SY
79 East Road, Longsight, Manchester, M12 5GY
81 East Road, Longsight, Manchester, M12 5GY
83 East Road, Longsight, Manchester, M12 5GY
85 East Road, Longsight, Manchester, M12 5GY
87 East Road, Longsight, Manchester, M12 5GY
89 East Road, Longsight, Manchester, M12 5GY
91 East Road, Longsight, Manchester, M12 5GY
93 East Road, Longsight, Manchester, M12 5GY
95 East Road, Longsight, Manchester, M12 5GY
97 East Road, Longsight, Manchester, M12 5GY
99 East Road, Longsight, Manchester, M12 5GY
101 East Road, Longsight, Manchester, M12 5GY
103 East Road, Longsight, Manchester, M12 5GY
105 East Road, Longsight, Manchester, M12 5GY
107 East Road, Longsight, Manchester, M12 5GY
109 East Road, Longsight, Manchester, M12 5GY
111 East Road, Longsight, Manchester, M12 5GY
113 East Road, Longsight, Manchester, M12 5GY
115 East Road, Longsight, Manchester, M12 5GY
117 East Road, Longsight, Manchester, M12 5GY
119 East Road, Longsight, Manchester, M12 5GY
121 East Road, Longsight, Manchester, M12 5GY
123 East Road, Longsight, Manchester, M12 5GY
125 East Road, Longsight, Manchester, M12 5GY
127 East Road, Longsight, Manchester, M12 5GY
Longsight Cricket Club, 84 East Road, Longsight, Manchester, M12 5GZ
Porters Print Services, Malaga House, Pink Bank Lane, Manchester, M12 5QJ
First Floor, Gorebrook Works, Pink Bank Lane, Manchester, M12 5RH
Ducie Athletics Facility, Pink Bank Lane, Manchester, M12 5GL
Belle Vue Centre, Pink Bank Lane, Manchester, M12 5GL
Manchester City Council Offices, Pink Bank Lane, Manchester, M12 5QN
Gorebrook Works, Pink Bank Lane, Manchester, M12 5RH
Malaga House, Pink Bank Lane, Manchester, M12 5QJ
42 East Road, Longsight, Manchester, M12 5QZ
Northmoor Road Methodist Church, Northmoor Road, Manchester, M12 5RT
Caretakers`s Flat, 84 East Road, Longsight, Manchester, M12 5GZ
84 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE

Representations were received from the following third parties:

Contaminated Land Section

Relevant Contact Officer : Ian Jarvis
Telephone number : 0161 234 4079
Email : i.jarvis@manchester.gov.uk