

## **Report on Article 10 Consultation at Heaton Park for planning application by Goals Soccer Centres plc**

### **Description**

Bury Council has received a Planning Application consultation notice as a neighbouring authority by Manchester City Council under Article 10 of The Town and Country Planning Act 1990 (As Amended). This means that we are simply a Consultee and have no powers over the way that the application is processed or determined.

The proposal is for a sports development in the North West area of Heaton Park situated adjacent to four existing bowling greens to the south east of St. Margaret's Road and to the east of Bury Old Road Prestwich. The proposal would be served by the existing entrance into Heaton Park at St. Margaret's Road. It would occupy an area of approximately 3.4ha(hectares). The site is currently covered by mown grass and an area of parking to the south with vehicle access along the site's eastern edge.

The area immediately beyond the western boundary of the park is predominantly residential with two storey properties on Carver Avenue, Park Place and St. Margaret's Road abutting this boundary are all located in within Bury Councils administrative area as are St. Margaret's Church and its Vicarage. The original Vicarage which is now a house, is located adjacent to the park entrance.

The proposal is for 6 tennis/netball courts; 12 five-a-side sized football pitches; 1 seven-a-side football pitch, 1 skate park, rock climbing wall, rest and viewing areas. There is also proposed a single storey building for the provision of change, shower and toilet facilities, multi-use rooms, office, cafe and lounge area. There will be provision for 48 car parking spaces and 20 cycle spaces within the scheme. The scheme also includes soft landscaping and boundary treatments.

It is proposed that the facility will operate between the hours of 9.00 and 23.00 Monday to Sunday including Bank Holidays and will require flood lighting for the evening periods. The proposed lighting columns would be eight metres in height.

### **Internal Consultation Replies.**

**Traffic Section** - No objections subject to the comments as follows:- The busiest peak hour has been identified as between 20.00 - 21.00 on a weekday with a steady increase in vehicular activity from 18.00 onwards. The estimated two-way trips of 154 vehicles during this peak hour should not present a problem in highway capacity terms as it is outside the normal busiest peak times on the surrounding highway network. The Traffic Assessment identifies that up to 90 parking spaces could be required

between 18.00-19.00, the busiest hour for parking demand. Only 41 new parking spaces are proposed. This would not be acceptable in highway safety terms and proposals to mitigate this should either be submitted as part of the current planning application or conditioned if planning permission is granted, in order to ensure appropriate measures are agreed prior to the commencement of the development and in place when it becomes operational.

**Planning Policy** - No objections and commented as follows:- The Open Space, Sport and Recreation Assessment, published in January 2009, identifies the Prestwich area as having a significant deficiency in outdoor sports provision. It was also found that playing pitch quality in the area was of average standard. Consequently, it is considered that the proposal will have significant benefits for Prestwich and will help to remedy identified shortfalls in provision.

**Parks and Countryside** - No comments received.

**Environmental Health - Pollution Control** - No objections subject to the following comments. Not convinced about the conclusions that 'with the mitigation measures recommended..... noise from use of the development will be reduced to acceptable levels such that there will be no demonstrable harm to residential amenity'.

The applicants Consultant states that he has based his calculations on noise measurements obtained at 'similar' multi-pitch five-a-side football centres . However, the degree of similarity to this proposal is not disclosed.

The calculation methods used and the assumptions incorporated into the calculation methods are not stated. In particular, it is unclear how the assumed noise levels from the skateboard park have been used.

Mention is made of the noise from the tennis/netball courts or the extreme/cage football pitch which is situated in close proximity to the adjacent houses but it is unclear on what basis this noise has been factored into the noise levels given for the 'similar multi-pitch five a side football centres'. An assumption has been made that the source noise levels for the tennis courts will be 10 dB lower than the football noise levels' but the basis for this assumption is not provided and therefore is questionable and cannot be agreed upon.

The Consultant says in his report that activities that 'It is understood that the proposed 5-a-side and 7-a-side football pitches would be used during the day and until 23:00 hours in the evening on weekdays. and during the daytime only at weekends. Therefore. noise surveys were carried out on a weekday evening and on a Sunday afternoon.' [Para. 3.1 of the report]. However, the Application states that 'activity' is to take place until 23:00.

The noise mitigation to be provided by the acoustic screen is only relevant if there is no direct line of sight between the receiver and the noise source. The barrier will have no effect on shouts/screams/impact noise unless this occurs out of sight behind this barrier. Levels of noise reduction provided by any barrier for this type of noise from sporting activity cannot be provided.

Whilst the L AMAX values for the background/ambient are similar to the ones from the football activity, the psychological impact of both noises will be different - residents will not generally become excited by traffic noise because they know that this noise is generally beyond their control.

It is also recommended that should this application be consented by Manchester that suitable controls are imposed on the lighting system.

**Actions** – the comments of the various Teams from within the authority will now be passed onto Manchester City Council as the response from Bury Council as a consultee. Where conditions are recommended by Highways and Environmental Health, these will also be highlighted and recommended to be included if Manchester City are minded to approve the application.

In addition we will be making representations about the hours of operation of the outdoor facilities as the Council have been consistent in applying a 10pm (22.00 hrs) restriction on the use of games pitches within the Prestwich and Whitefield. In particular we will use the case of the Manchester Maccabi CSC application (ref: 51051), located on Bury Old Road in Prestwich as 'best practice' in this area of operation and where both the Planning Inspectorate and the Council had considered that 22.00 hrs was the latest that pitches should be illuminated in order to protect the amenities of residents and as such a recommendation will be passed on to Manchester City regarding a restriction on the hours of use of the outdoor pitches should they be minded to approve the application.

**Further Information – Contact John Cummins on 0161 253 6089 or [j.cummins@bury.gov.uk](mailto:j.cummins@bury.gov.uk).**