

Ward: Radcliffe - West

Item 01

Applicant: Bury Metropolitan Borough Council

Location: Red Bank Playing Fields, Unsworth Street, Radcliffe, Manchester, M26 0RN

Proposal: Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping

Application Ref: 68647/Full

Target Date: 01/11/2022

Recommendation: Approve with Conditions

Description

The site relates to a playing field and sports facility, known as Redbank Playing Fields which is designated as Protected Recreation Provision in the Urban Area under UDP Policy RT1/2.

The playing fields are predominantly surrounded by residential development, with a pharmacy located directly to the south west of the site, next to the site entrance which is taken from Unsworth Street. Radcliffe Cricket Club is situated opposite the site to the west. Redbank playing field and sports facility is currently home to Radcliffe Junior Football Club and can currently provide up to 6 grassed football pitches. It is also used during the school holidays for coaching activities and on occasions by other community clubs and organisations.

There is a single storey sports pavilion which is in a poor condition and a 20 space car park in the south western part of the site close to the site entrance.

The application proposes the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, asphalt hardstanding areas, floodlights, new pavilion and car park.

To summarise, the proposal comprises:

- An Artificial Grass Pitch (AGP) surface to accommodate a variety of youth football pitches and training areas. Around the perimeter of the AGP would be public viewing areas and equipment storage container, enclosed by a 4.5m high open mesh fence around the perimeter of the pitch. The pitch would be sited towards the centre of the playing field.
- Floodlighting to the perimeter of the AGP. There would be 6 no. lights mounted on 15m high columns.
- Two grassed football pitches located in the western part of the playing fields adjacent to the AGP (not development requiring planning permission).
- Replacement single storey pavilion located directly to the south of the playing pitches. The pavilion would be 23.9m x 14.8m and 4.6m high and provide changing facilities, multi use social room and associated office and welfare facilities.
- 83 space car park including 5 disability spaces, with 4 EV chargepoint spaces and 2 minibus spaces. The car park would be located close to the site entrance and extend into part of the playing fields to the south of the pitches. The car park would be illuminated by 5m high lighting columns.
- Realignment on the site entrance, security gates and provision of a pedestrian footpath into the site.

Proposed hours of operation of the new AGP are 08.00 to 22.00 hours daily.

The proposed development is a result of an identified shortfall of football pitches within the Borough in the Bury Playing Pitch Strategy (PPS) which was adopted in 2019. Radcliffe was specifically recognised as lacking in football facilities, one such priority area being

Redbank playing fields.

The scheme is a joint venture between the Football Foundation, Bury Council and Radcliffe football foundation and is subject to and reliant on funding from the Football Foundation. The proposed 3G pitch and pavilion will be managed by the Radcliffe Football Foundation under a long term management agreement/lease from Bury Council. The opening and closing of this facility will be managed by the existing site team at Radcliffe.

The proposed development would not only provide improved facilities for Radcliffe Junior Football Team but would create opportunities for its wider use by the local community and clubs and would contribute to the Football Association's strategic objectives for grassroots football development.

Relevant Planning History

45768 - Extension & surfacing of existing car park - Approve with Conditions 20/04/2006

Publicity

Letters sent on 3/8/22 to 75 properties in the surrounding area.

Site notice posted 19/8/22

Press advert 11/8/22

25 representations received in total - 14 objections, 10 support, 1 comment.

Objections raise the following issues -

- Already too noisy with current football matches.
- Increased antisocial behaviour associated with the car parks (especially at night).
- Too much litter after the football matches.
- The view is less desirable.
- Could affect my house value and ability to sell.
- Reduction of green space and CO2 absorption.
- Floodlights will increase light pollution.
- Decreases the amount of space to walk our dogs.
- Artificial grass is environmentally unfriendly.
- No drainage.
- Reduces the biodiversity.
- Surface heat, toxic run-off and breeding ground for certain bacteria.
- Radcliffe football club is only 5 mins walk away, where cars could park when the club isn't in use. Also, there is a large field on the other side of the car park, plenty big enough to put this pitch on.
- Very unhappy about this proposal
- Far too close to the houses.
- We've already been subjected to a ridiculous amount of noise from the current usage of the field for football early on Saturday/Sunday mornings. There are elderly and disabled people living in these properties who need to sleep.
- The field was constructively used prior to it being 'dug over' and you removing a large tree for absolutely no reason! After the mess you made of the drainage and my complaints were at the time upheld, feel little confidence you will not further destroy a usable public space.
- The football field at that time was away from the gardens of the houses on Lever Street. In the last few years the footballers have moved closer and closer to the houses resulting in balls in the gardens.
- People can no longer enjoy their gardens for the noise created. The field is large enough to be able to keep the football field to the centre of it why put an extra field closer to the houses?
- How will this affect the other activities associated with Red Bank eg Radcliffe Carnival - Radcliffe Fair- Religious Tent- Car boot sales- and all other associated activities on the field

- This is the only Recreational area in our part of Radcliffe there is nothing else
- Dog walkers as bins are provided for them
- Why is there not a detailed plan of how this will be placed on the field so that people affected can view the plans.
- We moved into Radcliffe 5 years ago. We choose the house with the view over the field. We are enjoying our daily walks with our dogs.
- With regards to the flood lights would there be a time limit as to when they will be on until especially later in the evenings? Would it be supervised to prevent the trouble similar to what happens on Radcliffe skate park with kids being threatened.
- Who's responsible for keeping the area clean? Litter is a problem after football events at the moment. will it be maintained? is it just for the football teams?
- Whilst I do not oppose the need for such leisure facilities there are other areas close by that are far better suited for the artificial pitch, high fencing and floodlights
- Potential loss of our urban green space. It will be a huge loss to our community as it is used by many people and groups other than just for football.
- This land was a gift to the people of Radcliffe. The proposed plans for football pitch, fencing floodlighting and extra car parking is not in the interest of all Radcliffe just a few, the field is surrounded with a care home and pensioners bungalows which at their time of life they need peace and quiet not noise of people and cars coming and going or lighting flooding their homes. The people of Radcliffe use this field for meeting up, children playing, dog walking, carnival and car boot sales. This area, according to our house deeds is owned by the people of Radcliffe.
- The amount of swearing and profanities we hear from the football pitches and the amount of litter we get after the matches is unreasonable as it is.
- I expect the council to plant more trees to offset the green space that will be lost to concrete and artificial grass. I care about the environmental impacts of this plan. We lose a lot of green belt to development already. Currently, temporary pitch barriers and cars parking on grass is fine with regular maintenance on the grass.
- Its easy for those connected to the football club to dismiss concerns and comment that this will be a great development as they have a vested interest.
- Residents will be living with this 24/7 and not just a short visit once or twice a week. I fear the decision has probably been made already but I feel we are justified in voicing our concerns and would welcome reassurances regarding the small pitch near the houses, the cut off times for using the caged pitches.
- There is higher redress for these individuals - local ombudsmen
- - The field already has a drainage problem when the weather is poor. Adding a large area of hard standing will compound the issue
- Adding an AGP to Red Bank Field will become a training ground for Radcliffe FC due to its proximity to the ground. It would be more appropriate for the club to support grass roots further by building on their land where floodlights are already present. Alternatively it could be built at the leisure centre which requires investment and improvement.
- Existing pitch lighting from local Radcliffe Boro can be intrusive and lighting any closer to homes is inappropriate.
- As for an upgrade wasn't the field upgraded a while ago with new drainage and seeding, and why can't they just have a new building on the same site or perhaps where the Manor Chemist is instead of taking over the whole of the field
- Noticed that the date has passed of the internal Target date has any decisions been made? Why are there no more dates available? especially the Decision made Date. ? For people to know what is happening, even when you try to ring nobody is available. No wonder people are so fed up and not voting and criticising everything this council and it's employees are doing.

Support - Comments as follows -

- An absolute must for the children and regeneration of Radcliffe . The land at the moment is just a wasted space that's used only by dog walkers and is a haven for teenagers in the evenings making it unsafe and left in a mess . This proposal will be a huge asset not only to the football club but all local children and others from surrounding areas.

- Bring in revenue while at the same time still allowing a large space for walkers . This area will also help with the current parking situation on match days and take unwanted issues away for the local residents with the proposed car parks .
- Children and future generations will benefit immensely.
- This will be a fantastic facility for the people of Radcliffe . Supporting physical and mental well-being and encouraging people of all ages to come together as a community.
- A great thing for children's football; especially girls football!
- The 3G area only takes up a portion of red bank. A lot more parking spaces which a few have used for objections (have they actually looked into the application?). This is a huge bonus for the local area. Keep kids fit, active and happy!!
- The community needs a place for the youths of today that's safe an welcoming. Helps children with disabilities and to have a more equipped place to play will mean so much to us all as a family. And I guarantee I am not the only parent with a child who needs this planning to go ahead.
- This is an excellent opportunity for grass roots football and the younger generation. Radcliffe have lots of youth teams who play on this field and it will benefit them enormously.
- All weather pitches mean the teams can continue to play throughout winter which can help improve mental health as it is linked with exercise, socialising and routine.
- Could bring more support to Radcliffe borough also.
- Caged areas will ensure balls are confined to the space intended. Access for dog walkers will still be there so everyone wins.
- Money well spent if you ask me!
- I support the extension of the pavilion and car park as these will improve the already present facilities for the footballers that use the field.
- Objections regarding loss of green space but there will still be a large grass area which can be used for some of the other events which have been mentioned. This is a good idea and will be good for the local community. Radcliffe needs to keep being improved, as is also happening in the centre with the new leisure centre, library and Radcliffe market area.

Comment

Agree the parking would free up space on the surrounding streets.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Sport England - No objection subject to condition

The Coal Authority - No objection

Public Rights of Way Officer - No objection

Traffic Section - No objection subject to conditions

Greater Manchester Ecology Unit - No objection subject to conditions

Environmental Health - Pollution Control - No objection subject to condition.

United Utilities (Water and waste) - No objection subject to condition.

Waste Management - No response

Environmental Health - Contaminated Land - No objection subject to conditions

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF National Planning Policy Framework

EN1/2 Townscape and Built Design

EN1/5 Crime Prevention

EN5/1 New Development and Flood Risk

EN7 Pollution Control

EN7/2 Noise Pollution

RT1/1 Protection of Recreation Provision in the Urban Area

RT1/2	Improvement of Recreation Facilities
RT3/5	Noisy Sport
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Policies

National Planning Policy (NPPF)

Paragraph 98 - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

RT1/1 - Protection of Recreation Provision in the Urban Area

Development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
- recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
- indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available; or
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

RT1/2 - Improvement of Recreation Facilities

The Council will give favourable consideration to proposals for the appropriate improvement

of existing recreational land and facilities in the Borough.

RT2 - New Provision for Recreation on the Urban Area - The Council will encourage the provision of additional land and facilities for recreation in the urban area.

RT3/5 - Noisy Sports - Development proposals involving the use of land or buildings for recreational pursuits which generate noise or nuisance will not be allowed, unless it can be demonstrated that the following criteria are satisfied:

- the use would not have an unacceptable detrimental effect on the environment of the site surrounding area or endanger people or property;
- the use would not have an unacceptable detrimental effect on the amenity of surrounding areas, particularly residential areas;
- the use would not have an unacceptable detrimental effect on the users of adjacent sites;
- any increased traffic flows would not have a significant detrimental effect on the surrounding area;
- where appropriate, adequate car parking can be provided.

Principle

The Bury Playing Pitch Strategy (PPS), adopted in 2019, highlighted a significant under supply equivalent to needing eight full size 3G football turf pitches to meet current and anticipated future demand for affiliated football team training in Bury.

Redbank playing field has been highlighted as a priority area in that it would meet an identified shortfall of a football facility in Radcliffe, would offer good access and is geographically positioned to serve demand. The PPS identified the site as a potential location for development of a full size AGP pitch. The AGP would not only provide a full size pitch but the aspiration would be to introduce multiple pitch markings to gain maximum usage within the single footprint of development.

The proposed development would operate in line with the national agenda for sport and specifically contribute to the Football Association's strategic objectives for grassroots football development.

In consideration of the principle of development, it is considered the proposals would provide a betterment provision in terms of quality and usability of the site for the existing football club and by making an important contribution to sporting development available to a wider community use.

It is therefore considered that the proposed development would accord with the principles of the NPPF.

Sport England - As the development would involve playing field provisions, Sport England have been consulted on the application.

Sport England has considered the application in light of the National Planning Policy Framework (in particular paragraph 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Assessment against Sport England Policy

This application relates to the provision of a new outdoor sports facility on the existing playing field at the above site. It therefore needs to be considered against Exception 5 of Sport England's policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

Sport England has assessed the potential benefit of the new AGP and ancillary facilities by taking into account a number of considerations. As a guide, these include whether the facility:

- meets an identified local or strategic need e.g. as set out in a local authority or a National Governing Body (NGB) strategy (rather than duplicating existing provision);
- fully secures sport related benefits for the local community;
- helps to meet identified sports development priorities;
- complies with relevant Sport England and NGB design guidance;
- is accessible by alternative transport modes to the car.

Also considered were any potential negative impacts of the AGP. For example, it is unlikely that a loss would be acceptable if:

- it would result in the main user being unable to meet their own minimum requirements for playing pitches.
- other users would be displaced without equivalent replacement provision;
- it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.

Having consulted with the Football Foundation (FF), and with reference to the supporting information supplied by the applicant, Sport England are satisfied the proposal would meet the majority of the above points and that there would be no negative impacts on existing provision.

To ensure the sporting benefits of the proposal are implemented in order to comply with Policy Exception E5, a Community Use Agreement is required that should be secured by condition. It should be noted that although the Football Foundation will require a Usage Agreement as part of their conditions of award, that agreement only runs for the duration of the grant award and does not form part of the planning process. A Community Use Agreement required by condition can be enforced through the planning process and runs for the duration of the development.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet paragraph 99(c) of the NPPF and Exception 5 of the above policy.

Layout and siting

Pitches - The proposed development has been prepared in accordance with the Football Association Guide to 3G Football Turf Pitch Design principles and layout. Key considerations for the siting of the AGP included avoidance of unacceptable impact to surrounding properties from noise, visibility and lighting, flood risk, and convenience of location close to the changing and welfare facilities, parking area and access, whilst enabling retention of some grassed pitches.

There is currently the potential for 6 marked out grassed pitches to be provided within the playing field and these are located more or less centrally and towards the western side of the site. The originally submitted plans have been revised to reduce the number of grassed

pitches and the development now proposes to provide 1 no. AGP and two additional grassed pitches. The grassed pitches would be configured on much the same footprint as the existing, with the AGP in a central position within the field and slightly further away from the eastern boundary. The two grassed pitches would be positioned directly to the north and west of the AGP, again located on the existing pitch areas. As such, the location of the proposed pitches would not be significantly altered from the existing pitch configuration.

The AGP would be marked out to provide multiple pitches to maximise different usage of the facility. Located around the perimeter of the pitch would be goal storage facilities and area for spectators. The pitch would be enclosed by a 4.5m high mesh ball stop fence and this would not only secure the pitch from being used out of hours but would help prevent wayward balls from the pitch.

It is proposed to provide install floodlighting to the perimeter of the AGP. There would be 6 no lights mounted on 15m high columns. The floodlights would be equally spaces along the east and western sides of the pitch and are required to provide good uniformity lighting of the pitch whilst ensuring minimum light over spill.

In considering the erection of floodlighting in principle alone, given that the lighting would be in association with a sporting facility, and given the slimline design and number of lights to be provided, on balance they are considered acceptable to the scheme. The impacts upon residential amenity arising from height, position of the lights and the luminance/light spillage is discussed in more detail below.

New pavilion - It is proposed to demolish the existing pavilion and provide a new building which would be located directly to the south of the pitches to serve the users of the sporting facilities. The pavilion would contain changing and welfare facilities as well as a small multi use social room.

The proposed pavilion would upgrade the existing which has fallen into a poor condition and use of the pavilion would not go beyond the scope of what had previously been provided on site in terms of associated facilities.

Car park and entrance - The car park would be extended and seeks to provide 83 spaces including 5 disabled spaces, with 4 EV charge point spaces and two space for mini buses to park. The car park would utilise the footprint of the existing pavilion and extend into the playing field running linear to the south of the AGP. Whilst this would require implementation of a length of hardstanding, the location was considered best placed for ease of access to the pitches. It would be approximately 25m from the nearest houses to the south and therefore considered to be located far enough away from houses not to cause a nuisance to residents and as such deemed to be the optimal location.

Similar to current arrangements, the car park would continue to serve the pharmacy/convenience store and as this shop serves a local need, it is considered that the car park could adequately provide for customers to this shop.

The existing entrance from Unsworth Street would serve the site and improved by the provision of a pedestrian footway.

Given the need for the facility, it is considered the site would deliver a comprehensive development which would provide considerable sporting benefit to the existing club and future community users whilst not significantly extending beyond the physical bounds of the current sporting facilities.

It is therefore considered that the proposed development would comply with RT1/1 and RT1/2.

Levels - The field topography behind the houses on Lever Street to the east would need to be adjusted to tie into existing ground levels to form level grassed pitches. There is a

natural high spot some 10-20m from the boundary with houses on Lever Street and a hollow area beyond. The intention is to infill that area to the pre-existing high spot to create a level plateau with the maximum amount of infill circa 1.5m. The area from the high spot to Lever Street would be naturally graded.

The development would also incorporate a drainage scheme which has been accepted in principle by United Utilities and would be included as a condition.

As such, the proposed development would accord with the principles of the NPPF.

Design and visual impacts -

Proposed pavilion - The proposed pavilion would replace an existing pavilion which is in a poor condition and no longer fit for purpose. It would be single storey and comprise a dual pitched roof with red brick and rendered elevations. The building would be located close to the pitches and car park and provide changing rooms, welfare facilities and a multi use social room.

The proposed pavilion would be a moderately proportioned build and would not be of a size to draw large numbers of people beyond providing the necessary facilities for the users of the playing pitches.

Proposed AGP - The design and appearance of the proposed AGP would be different to that of a grassed pitch, not only in terms of the surfacing, but would introduce multiple pitch markings to distinguish the different pitch types. Whilst the pitch would be more visually apparent, this is characteristic of a surfacing of this type, and not uncommon to other public sporting facilities which are found within the Borough and similar type locations close to residential development.

The proposed AGP would be enclosed by a 4.5m high ball stop fence which be formed around the perimeter of the pitch. The fence would be a green mesh type, commonly seen around sports pitches, playing fields, schools and parks which not only stops wayward balls escaping the pitch area but also provides the required level of security whilst being less visually intrusive.

The storage container would be a relatively small structure sited to the west of the pitch and at 2.59m in height, would be low level and green in colour and not visually obtrusive and as such considered ancillary to the development.

It is therefore considered the proposed development would be acceptable and comply with UDP Policies EN1/2 and RT1/2.

Impact on residential amenity -

Siting of the AGP - The AGP would be sited in a more or less central position within the playing field on existing grassed pitches, and as a replacement facility for the football club for matches played on a Saturday there would be no difference to the current use of the site and as such the AGP would be considered acceptable in principle.

It could however also be used by local community groups, schools and other sports clubs during the week, at evenings throughout the year and at weekends outside the football season and therefore could be utilised more frequently and for longer periods of time which would bring activity and noise to the site when there is currently none.

The site is surrounded by residential development, those to the south which would be more than 40m away and those to the east more than 60m away.

To the north and west, houses are more than 90m and 80m away respectively and are also separated from the site by Unsworth Street and Lowe Street.

The development proposes mitigation measures which would limit the impacts of noise from

the site during usage.

- The AGP would be located towards the centre of the site to maximise separation from the nearest houses.
- Comparative to the existing situation where potentially up to 6 pitches could be marked out and used at one time, there would be a net overall reduction of 3 pitches on the site.
- The perimeter fencing would be fitted with neoprene inserts, a device used to reduce rattles and vibrations from ball impacts on the fencing.
- Implementation of a noise management plan with procedures to minimise any potential noise impact from users of the AGP, including a mechanism whereby noise complaints can be logged and acted upon by way of a formal complaints procedure.

The Pollution Control Section have been consulted on the proposals and raised no objection, with the recommendation that a noise survey be carried out and it be determined that noise would not exceed prevailing ambient noise levels at the boundary of the site.

Match days during the football season would likely be the time when the site would be most intensely used but this would be no different to current match day usage.

The AGP would facilitate a more intensified use of the playing fields, in that the AGP would be available for use by community groups or other sports clubs outside the football season and in the evening and weekends. However, the site can already be used at other times of the week and during the summer months and which could be up to 10.30pm at night on occasions.

Given the current use of the site it is therefore considered that the AGP would not significantly add to the noise and associated activity beyond that which could already exist.

It is considered that it would not be reasonable to include a condition that a noise survey be carried as it would not be reasonable to expect the applicant to operate the site any differently from how it does now. The condition would not satisfy all the tests of planning conditions that they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

Lighting - It is proposed to locate 6 no 15m high lighting columns to the perimeter of the AGP which would operate after dusk, more so during the winter months, to facilitate optimal use of the sports facilities for the Club and the community, and which is proposed to be 10pm daily.

Amenity lighting would be provided to ensure safe egress from the AGP for a 15 minute period following switch-off time. The lighting can be dimmed to 10% to allow people to leave safely at 2200 then automatically off completely at 22:15. This could be conditioned.

The application is accompanied by a lighting impact statement and floodlight spillage plan.

A 15m high lighting column was chosen to the AGP as this type and height would provide good uniformity of light to the playing surface and ensure that the artificial lighting is directed fully downwards towards the playing pitch which would result in minimal vertical light spillage. By contrast, lower column heights would result in a higher aiming angle for every luminaire, resulting in increased overspill and glare.

On this basis, 15m high mounting heights would provide the most efficient solution and the proposed masts offer a slim-line profile which would minimise visual impact.

Control switches and time clocks would be installed to the lights to ensure they are switched off at the permitted hour and therefore mitigate impact to the surrounding environment. The system would be designed in such a way to enable each individual section of the AGP to be lit independently, so should only half the pitch be needed for example, less floodlighting would be necessary. The lighting would also be dimmable which provides reduced level lighting options when the pitch is only used for training purposes. Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility.

The luminaries would also include louvers to control light spillage. The type of floodlighting would enable precise light distribution with minimum spill light.

The applicant has carried out a light impact assessment using BS EN 12193 which specifies lighting for indoor and outdoor sports events most practised in Europe and provides lighting values for the design and control of sport lighting installations in terms of illuminance, uniformity, glare restriction and colour properties of the light source. The Institute of Lighting Professionals (ILP):Guidance for Obtrusive Light is a document which categorises the environment into 5 Zones. The application site would fall into Environmental Zone E3 location, which is a suburban location with medium district brightness, for example well inhabited rural and urban settlements, small town centres of suburban locations.

Lighting intrusion from the proposed 15m high masts has been calculated such that the proposed luminaire intensity and light intrusion created whilst the floodlights are in operation would be below the threshold for an environmental zone E3 location and therefore would comply with guidance. The lighting system has been specifically designed to suit developments where low light pollution is considered necessary.

The Pollution Section have raised no objection in principle subject to a condition that the floodlights be directed so as not to cause light pollution or light spillage to adjacent residential properties.

Conclusions

In conclusion, it is considered that the proposed 15m high floodlight system would be the best viable option to satisfy the Football Association Technical Requirements for the proposed AGP whilst considering the setting within a residential area.

On balance, the impact of the AGP would be considered limited and with the mitigation measures proposed and the control of hours, it is considered the proposed development would not have a significantly harmful impact on residential amenity.

As such, the proposal would be acceptable and comply with the NPPF and UDP Policies EN1/2, EN7, EN7/2 and RT3/5.

Highways - A Transport Assessment (TA) has been submitted for the application in which analysis of the impacts on the local highway network in terms of trip generation and parking provision as a result of the development have been assessed.

Surveys of current trip flows on Saturdays and during the week have been undertaken together with a survey of the existing usage and parking arrangements, including on-street parking comparative to the proposal for its future use and proposed parking provisions.

Traffic and trip generation

In terms of trip generation, the TA concludes that the proposed development would not result in a significant uplift in the number of matches which take place on a Saturday or over the whole weekend for that matter, as matches would be played on the AGP rather than grassed pitches.

From the study, it is also apparent that spectators are largely those bringing a participant/participants to the matches and that car sharing - parents/guardians perhaps bring several children to the games - is also undertaken. There would be crossover periods when players arrive before other matches are concluded, but this could already happen.

For the rest of the week, the AGP would likely be used by schools and community groups, and this would likely be outside of the peak hours of the local highway network.

The TA has also analysed the accessibility of the site in terms of public and alternative means of travel, such as cycle or by foot. Overall, the site is within easy reach of surrounding residential areas and there are good links to sustainable transport infrastructure.

It should also be noted that travel patterns to the site by users of the existing facility would

likely be well established given the fields have been the home to Radcliffe Junior FC for some time.

Parking

The TA has undertaken an analysis of the existing and proposed parking provision, and is based on the existing operations of the site on a Saturday and a forecast of its usage during the week.

At present, the site could provide for approximately 20 cars in a small tarmaced car park (which is not formally demarcated) and overflow parking on a grassed area. However, the grassed area is subject to weather conditions and cannot be relied on for parking in the wet weather. On a typical Saturday, the site cannot facilitate current parking demand and this results in cars parking on the nearby streets as demonstrated in the TA parking survey which was carried out.

As the site is already used by Radcliffe Juniors FC it is not expected that the number of matches taking place on a typical Saturday would increase. The proposed development would provide 83 formalised parking spaces which would be a significant betterment than the current situation and as such it would be expected that there would be less reliance for on-street parking in the future.

During the week or at evenings, it is anticipated that at the busiest times there would be approx 44 cars at any one time. Whilst there may be periods when players would cross-over, it is considered the facility of an 83 space car park would adequately serve the usage of the pitches during the week, and would also allow sufficient capacity if spectators wished to attend matches and park at the site.

For pedestrians, improvements would be delivered by the provision of a segregated pedestrian access via a dedicated footway to the north of the main entrance. In terms of servicing, refuse collections would be facilitated within the site, with a refuse vehicle able to navigate the looped car park to exit the site in a forward gear.

The TA concludes that on a Saturday mornings, there would be little change to the numbers of games played at Red Bank and therefore trips to and from the site during this period would be unlikely. The increase to the on-site parking provision would better the current facilities and should relieve some pressures on the adjacent streets. During the week, the AGP would facilitate increased usage of the site. However, the TA identifies that trips would not detrimentally affect traffic flow in the area and parking could be more than adequately met by the new arrangements.

The site is also in a sustainable location, within walking and cycle distance to the catchment area and offers good connections to public transport.

The Highway Section have not raised an objection subject to conditions. The proposed development is therefore considered to be acceptable and comply with policies RT1/2, HT2/4 and HT6/2.

Public Rights of Way (PRoW) - Public Footpath Number 41, St Andrews, Radcliffe crosses the site.

There is no objection from the Highway Section to the principle of the development and the site would continue to be accessible for public use.

It has however been requested that the applicant be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury

Council and a suitable temporary alternative route(s) made available.

This would be included as an informative to the applicant.

Ecology

Summary

Require a commitment to provide a biodiversity mitigation plan for loss of low value grassland.

Bats

A valid bat report has been provided. The daylight survey assessed the building as having negligible bat roosting potential. GMEU have no reason to doubt the findings of the report, the photographic evidence supporting the findings. As individual bats can on occasion turn up in unexpected locations, GMEU recommend an informative that the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats.

The proposed floodlighting could also negatively impact on bats, however GMEU are satisfied that the existing playing field is very unlikely to be of importance to bats and that no further information or measures regarding external lighting is required.

Nesting Birds

The only potential bird nesting habitat is the building proposed for demolition.

No evidence of nesting birds was identified. GMEU are satisfied that the risks are very low and can be dealt with via an informative.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development would result in an overall loss of amenity grassland a low value habitat to an artificial pitch and additional car parking, negligible value habitats. Therefore, whilst the loss is of a low value habitat, without mitigation the development would still be contrary to current guidance.

GMEU do not believe that a biodiversity metric is required for this site (though it would have been once net gain becomes mandatory), but mitigation proposals should be put forward. Given the land available ie the land sloping away from the pitches, this should be achievable on-site, through management of this land as wildflower meadow or tree planting as examples, alternatively off-site measures at Red Bank Lodges could occur. Prior to determination all that GMEU would expect is a commitment to provide mitigation, with the details provided via condition.

The applicant has confirmed the commitment to provide on-site mitigation and agreed to a condition.

Coal - The Coal Authority have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings.

The Coal Authority notes the supporting Ground Investigation Report, the content of which confirms the results of an intrusive site investigation undertaken on the site. On the basis that the Report confirms that the area where the pavilion is proposed is not at risk from shallow coalmine workings, the Coal Authority has no objections to the planning application.

Response to objectors -

- The playing fields would continue to be publicly accessible

- Effect on house property prices is not a material planning consideration
- A drainage strategy has been submitted with the application which United Utilities have confirmed as acceptable.
- On site ecological mitigation would be provided and secured by condition.
- Any complaints with regards to noise or light pollution would be dealt with as a statutory nuisance under the Environmental Protection Act.
- Determination dates are updated on the website when an application is confirmed as a Planning Committee item or a decision has been delegated.
- The site would be managed by Radcliffe Football Foundation and on a day to day basis by Radcliffe Junior Football Club and therefore any complaints/issues regarding the management of the site, (for example littering), members of the public can contact the club directly.
- The site at Radcliffe Football Club was considered a few years ago but the field is not large enough to fit a full size facility. There were also concerns over parking and proximity to houses.
- With regards to noise, light pollution, traffic generation and parking, these issues have been covered in the above report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings -
 - CLS-017 01 - Topographical Survey;
 - CLS-017 05 - Proposed Elevations;
 - CLS-017 09 - Proposed Plateau REV01;
 - CLS-017 10 - Proposed Plateau Sections;
 - CLS-017 02 - Site Location Plan REV02
 - CLS-017 03 - Proposed Site Plan REV06
 - CLS-017 04 - Proposed AGP Plan REV01
 - CLS-017 06 - Floodlighting Scheme REV04
 - CLS-017 07 - Proposed AGP Drainage Layout REV02
 - CLS-017 08 - Proposed AGP Drainage Strategy REV02
 - CLS-017 11 - Playing Field Layout REV03
 - 1003 REV C- Proposed Site Plan
 - 1008 REV C- Proposed Site Plan (1.500)- Pavilion and Car Park
 - 1011 REV A Proposed Site Entrance Rev A
 - 1004- Proposed Floor Plan
 - 1005- Proposed Building Elevations

Foul & Surface Water Drainage Design Drawing 22051-ZZ-05-DR-D-0001, Rev
P02- Dated 25/11/2022 prepared by Lynas Engineers.
Floodlighting Performance Report REV01
Protected Species Survey
Transport Assessment
Flood Risk Assessment
Redbank Outline Drainage Design Strategy
Coal Report

Appendix A - Floodlighting Performance Report
Appendix B - LED Floodlight Datasheet
Appendix C - ILP Guidance Notes
Appendix D - Sports Lighting Statement
Appendix E - AGP Materials and Appearance

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. Use of the development shall not commence until a Community Use Agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch and Sports Pavilion, reconfigured natural turf grass pitches and car parking, and include details of pricing policy, hours of use, access by non-partner club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement, and for the duration of the development.

Reason. To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with paragraph 99 of the NPPF.

6. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- Alterations to the existing site access onto Unsworth Street on land within the applicant's control to form the improved vehicular site access with increased 6m kerb radii.
- Minimum 2.0m new footway on the southerly side of the site access and all associated accommodation works required to maintain the existing pedestrian access to land to the south/Pharmacy forecourt.
- Provision of a tactile paved pedestrian crossing point on Unsworth Street in a position to be agreed with the Highway Authority to tie into the new footway/pedestrian access to the proposed car park, incorporating all associated accommodation works to the existing footways/verge.
- Alterations to the existing timber knee rail on the northerly side of the proposed site access.
- All associated highway and highway drainage remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development.
- Measures and scheme of works to ensure that surface water is not discharged onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF1/1 - Location of New Community Facilities and HT6/2 - Pedestrian/Vehicular Conflict.

7. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from Unsworth Street and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/gate positions clear of required visibility splays onto Unsworth Street;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway and to maintain access for users of Public Right of Way No. 41, St. Andrew's, Radcliffe, that crosses the site;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Unsworth Street;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto

the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

8. The car parking indicated on the approved plans shall be surfaced, demarcated, and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

9. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 22051-ZZ-05-DR-D-0001, Rev P02- Dated 25/11/2022 which was prepared by Lynas Engineers. and Drawing CLS017-07, Rev 02- Dated 29/11/2022 which was prepared by SSL. For the avoidance of doubt surface water must drain at the restricted rate of 2.5 l/s.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development , ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

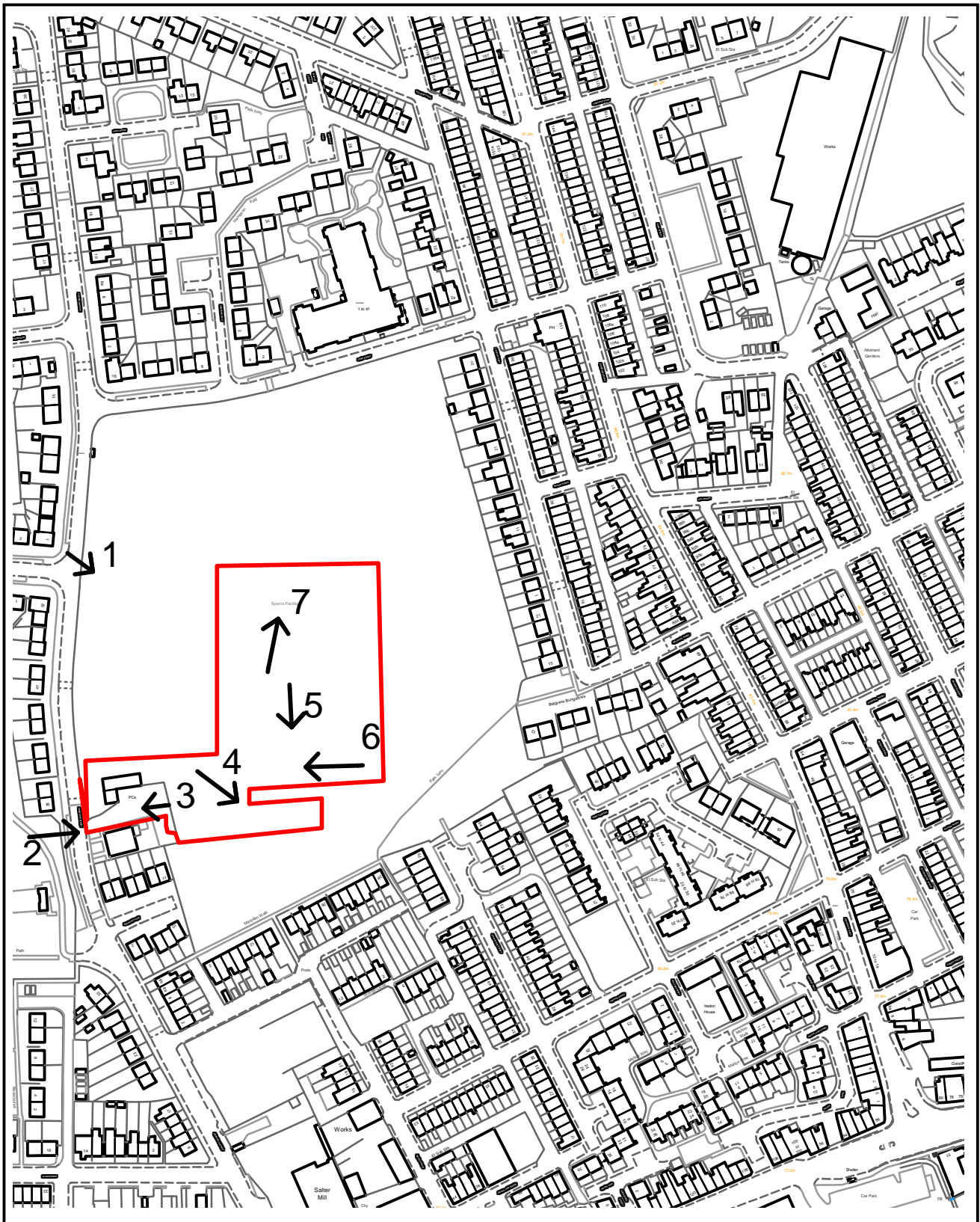
10. Prior to the commencement of development, details of a biodiversity enhancement plan and landscaping scheme shall be submitted to, and approved by the Local Planning Authority. The contents of the plan should include native tree and shrub planting and bat/bird boxes and a timetable for the implementation and management. The approved scheme shall thereafter be implemented not later than 12 months from the date of first use of the development or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

11. The Artificial Grass Pitch hereby approved shall only be available for use between the hours of 8:00 to 22:00.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution and RT3/5 - Noisy sports.
12. The floodlighting hereby approved shall remain switched off between the following times:
22.00 * to 08:00.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design, EN7 - Pollution, RT2/4 - Dual-Use of Education Facilities and RT3/5 - Noisy sports.
*If required, amenity lighting only shall be provided for a 15 minute period following the 22.00 hours switch-off time. The lighting shall be dimmed to a maximum level of 10% to allow people to leave safely at 2200 then automatically switched off completely at 22:15.
13. Prior to the first use of the floodlights hereby approved, each lighting column shall be fitted with an integral louvre as detailed in approved document Appendix D - Sports Lighting Statement. The louvres shall thereafter be maintained in situ.
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution.
14. Prior to the first use of the floodlights hereby approved, each lighting column shall be fitted with control switches and time clocks to automatically switch the floodlights off no later than 22.00. The floodlights shall remain switched off in accordance with the hours approved in Condition 12 of the development hereby approved.
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution
15. The pavilion building hereby approved shall be constructed in brick and render as indicated in materials as indicated on the proposed visuals plan 1007.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68647

ADDRESS: Red Bank Playing Fields, Unsworth Street,
Radcliffe, Manchester, M26 0RN



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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68647

Photo 1



Photo 2



68647

Photo 3



Photo 4



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Photo 5



Photo 6



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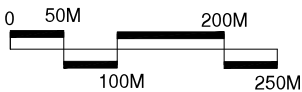
Photo 7






Redbank Playing Fields



Artificial Grass Pitch

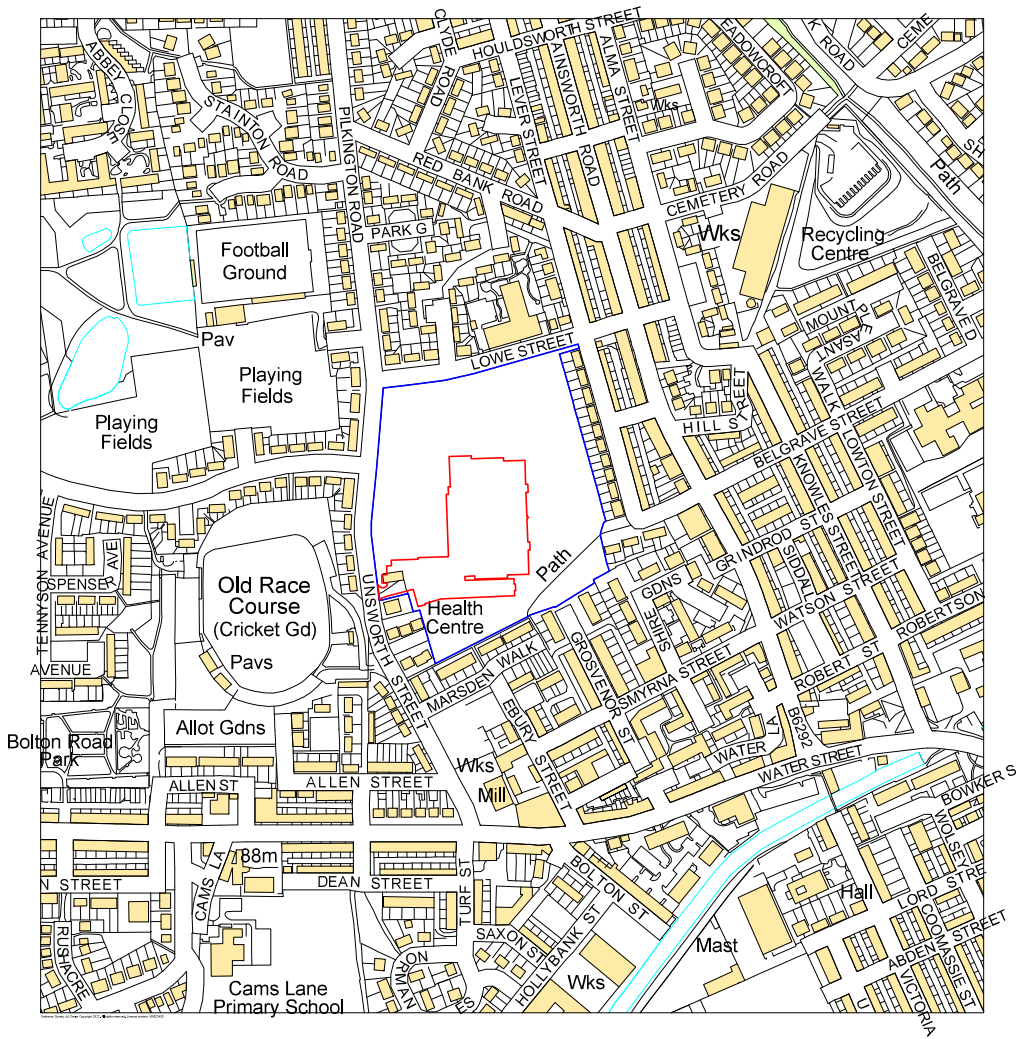





Surfacing Standards Limited
Sports Pitch Consultants

1. DESIGN TEAM PROPOSED THIS PROJECT FOR THE REDBANK PLAYING FIELDS
2. THE DESIGN TEAM HAS BEEN COMMISSIONED TO PRODUCE THIS SITE LOCATION PLAN
3. ALL PROPOSED CHANGES TO THE REDBANK PLAYING FIELDS MUST BE APPROVED BY THE LOCAL AUTHORITY






02	PLANNING ISSUE	ME	WKS	28.11.22
01	PLANNING ISSUE	ME	WKS	26.08.22
00	PLANNING ISSUE	ME	WKS	05.08.22
REV	DESCRIPTION	REV	CK	DATE



Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

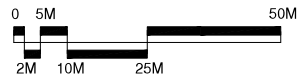


ME

Redbank Playing Fields
Artificial Grass Pitch
Site Location Plan

PROJECT	CLS017	SCALE	1:2500	REV	A1
CONTRACT NO	02	REVISION			02

Redbank Playing Fields



LOWE ST

Artificial Grass Pitch

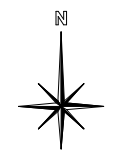
SSU
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

1. DESIGN TEAM PROFESSIONAL ALL INFORMATION HERE CHECKED AND VERIFIED TO
COMPLETION OF WORK
2. THE INFORMATION CONTAINED HEREIN IS TO BE USED FOR THE PROJECT ONLY
3. ALL INFORMATION, SPECIAL OR OTHERWISE, OF THE DESIGN TEAM IS TO BE USED FOR THE PROJECT ONLY
4. NOT BE USED FOR ANY OTHER PURPOSE



- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- 4.5m High Fence Line
- 3.0m High Fence Line
- 2.0m High Fence Line
- 1.2m High Fence Line
- Proposed AGP Levels to outer 0.3m mowing margin

- Notes:**
- 106x70m Artificial Grass Pitch
- Line Markings:**
- 1Nr. 100x64m 11v11 (white)
 - 2Nr. 54.8x46m 9v9 (blue)
 - 2Nr. 55x37m 7v7 (yellow)
 - 4Nr. 5v5 37x27m (red)
 - 4Nr. 47x30m Training Grids (red)



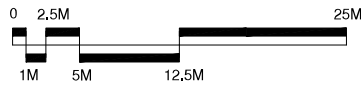
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04	PLANNING ISSUE - Floodlights moved etc	ME	MS	11.08.22
05	PLANNING ISSUE	ME	MS	21.08.22
06	PLANNING ISSUE	ME	MS	26.08.22
07	PLANNING ISSUE	ME	MS	05.08.22
08	PLANNING ISSUE	ME	MS	05.08.22
REV	DESCRIPTION	REV	CK	DATE



<p>Redbank Playing Fields Artificial Grass Pitch Proposed Site Plan</p>			
PROJECT	CLS017	SCALE	1:500
DATE	03	REVISION	06

Redbank Playing Fields

Artificial Grass Pitch

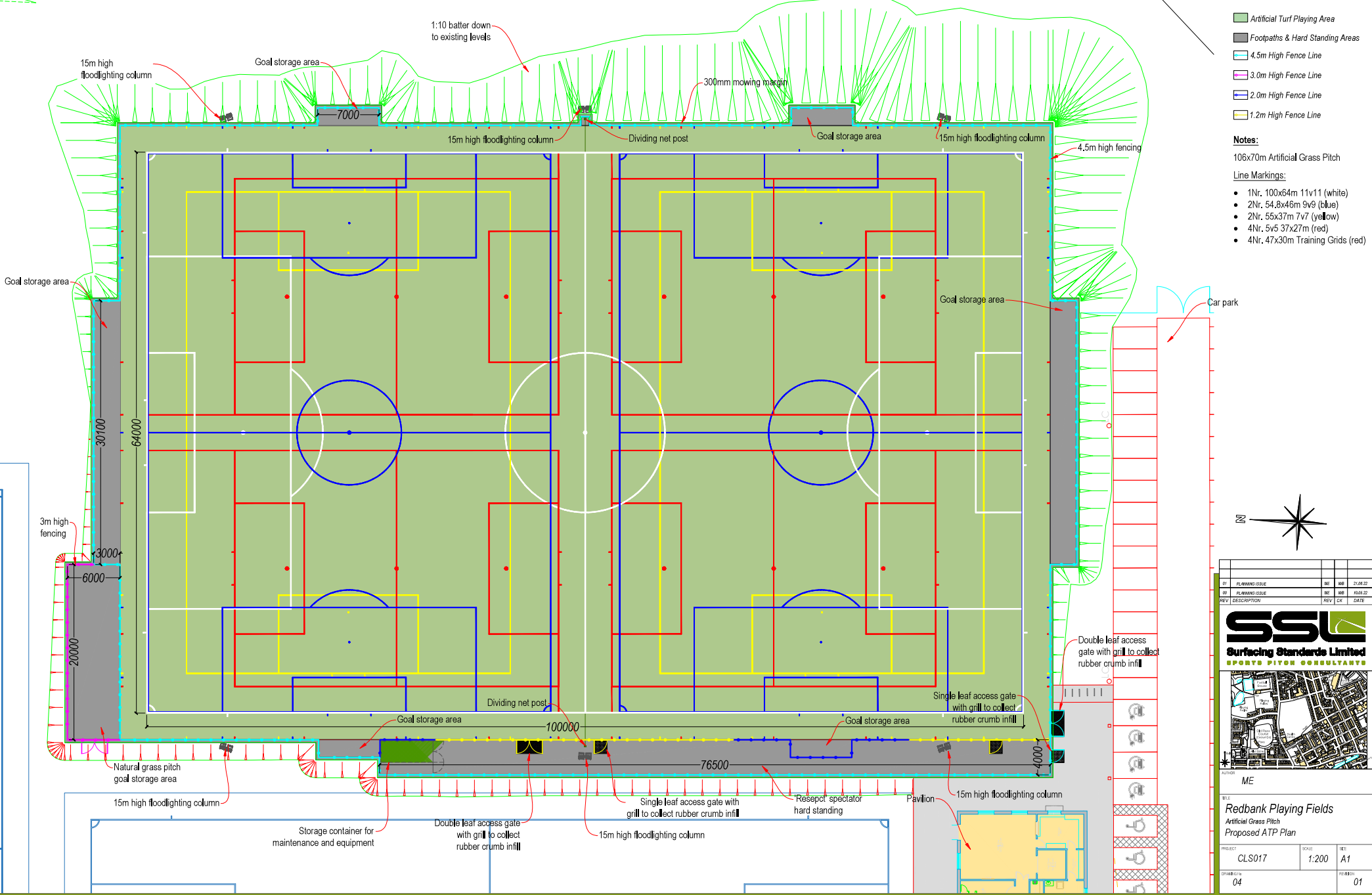


SSU
SURFACING STANDARDS LIMITED
SPORTS PITCH CONSULTANTS

1. DESIGN TEAM PROFESSIONAL LIABILITY INSURANCE COVERED TO COVER DESIGN TEAM TO COMPLETION OF WORK.
2. THE DESIGN TEAM HAS AGREED TO BE RESPONSIBLE FOR THE DESIGN OF THE PITCH AND TO BE RESPONSIBLE FOR THE DESIGN OF THE PITCH AND TO BE RESPONSIBLE FOR THE DESIGN OF THE PITCH.
3. ALL MATERIALS SHOULD BE APPROVED BY THE DESIGN TEAM BEFORE USE IN THE PITCH.

Lano
LANDSCAPE ARCHITECTS

CLS
SPORTS CONSULTANTS



- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- 4.5m High Fence Line
- 3.0m High Fence Line
- 2.0m High Fence Line
- 1.2m High Fence Line

- Notes:**
- 106x70m Artificial Grass Pitch
- Line Markings:**
- 1Nr. 100x64m 11v11 (white)
 - 2Nr. 54.8x46m 9v9 (blue)
 - 2Nr. 55x37m 7v7 (yellow)
 - 4Nr. 5v5 37x27m (red)
 - 4Nr. 47x30m Training Grids (red)



01	PLANNING ISSUE	ME	MB	21/08/22
02	PLANNING ISSUE	ME	MB	10/08/22
REV	DESCRIPTION	REV	CK	DATE

SSU
SURFACING STANDARDS LIMITED
SPORTS PITCH CONSULTANTS

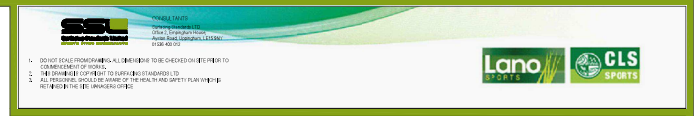
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Redbank Playing Fields
Artificial Grass Pitch
Proposed ATP Plan

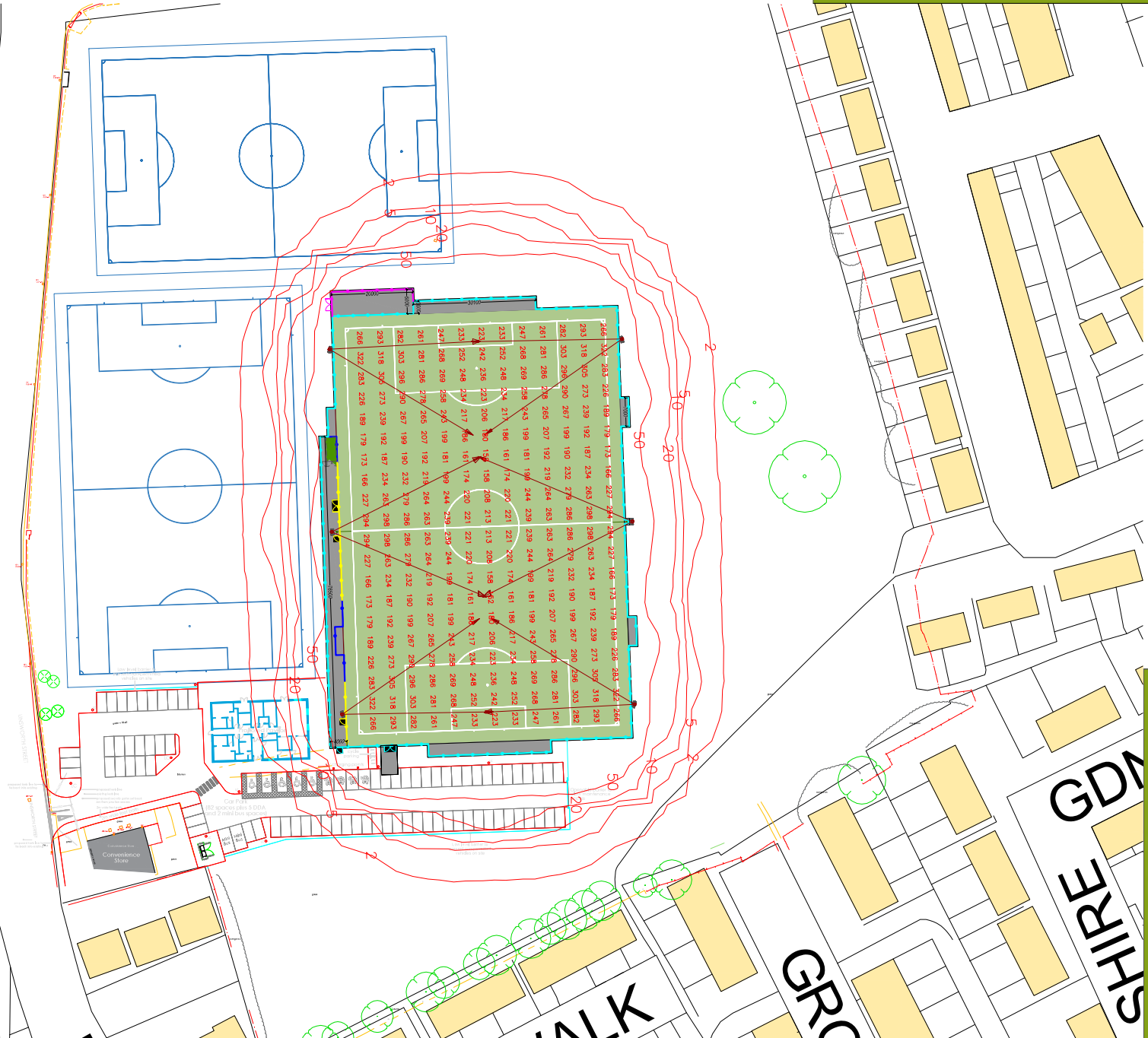
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DATE	04	REVISION	01		

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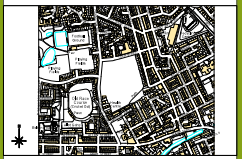
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Gd)



Maintained average illuminance >200 lux
Uniformity Ratio (Ev.min/Ev.ave) >0.6



04	PLANNING ISSUE	ME	WS	05.12.22
03	PLANNING ISSUE	ME	WS	20.08.22
02	PLANNING ISSUE - Floodlights Moved 4m	ME	WS	11.08.22
01	PLANNING ISSUE	ME	WS	21.08.22
07	PLANNING ISSUE	ME	WS	10.05.22
REV	DESCRIPTION	REV	CK	DATE



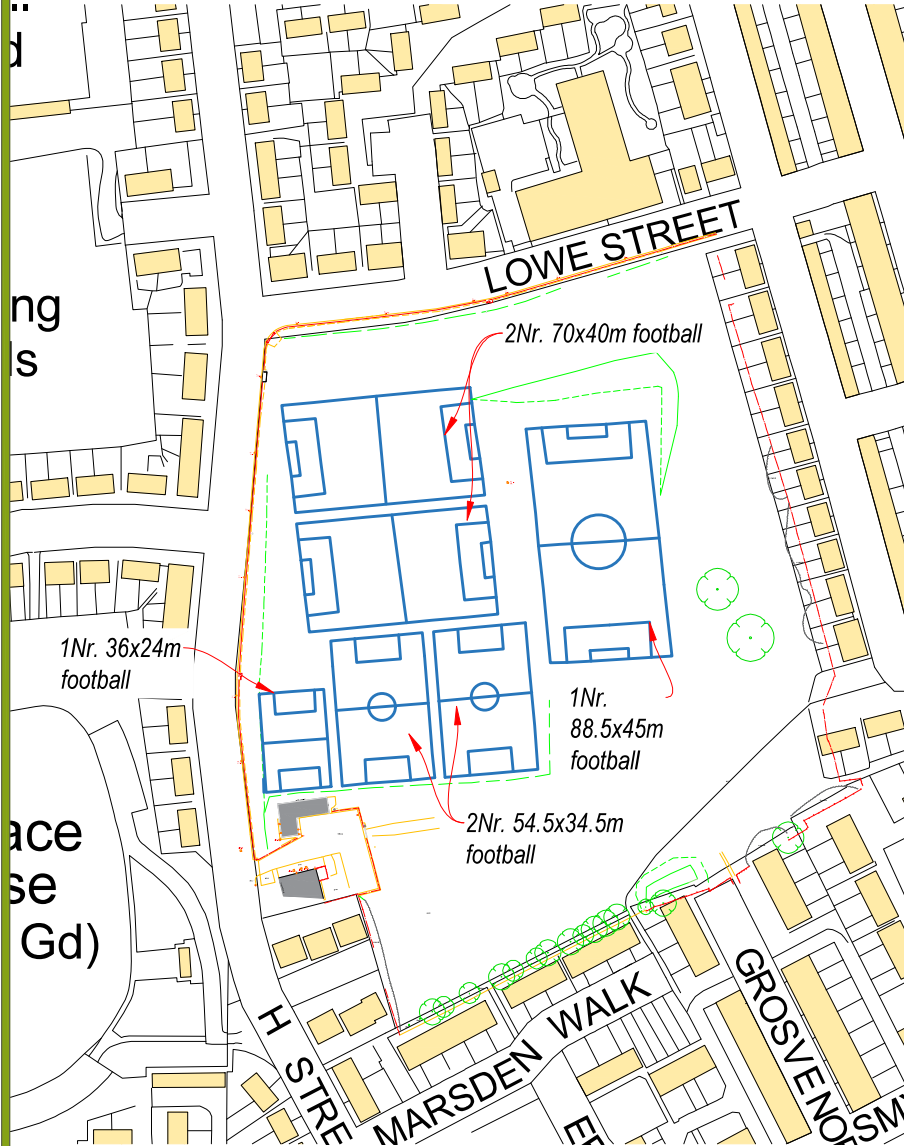
AUTHOR **ME**

THE
Redbank Playing Fields
Artificial Grass Pitch
Floodlighting Scheme

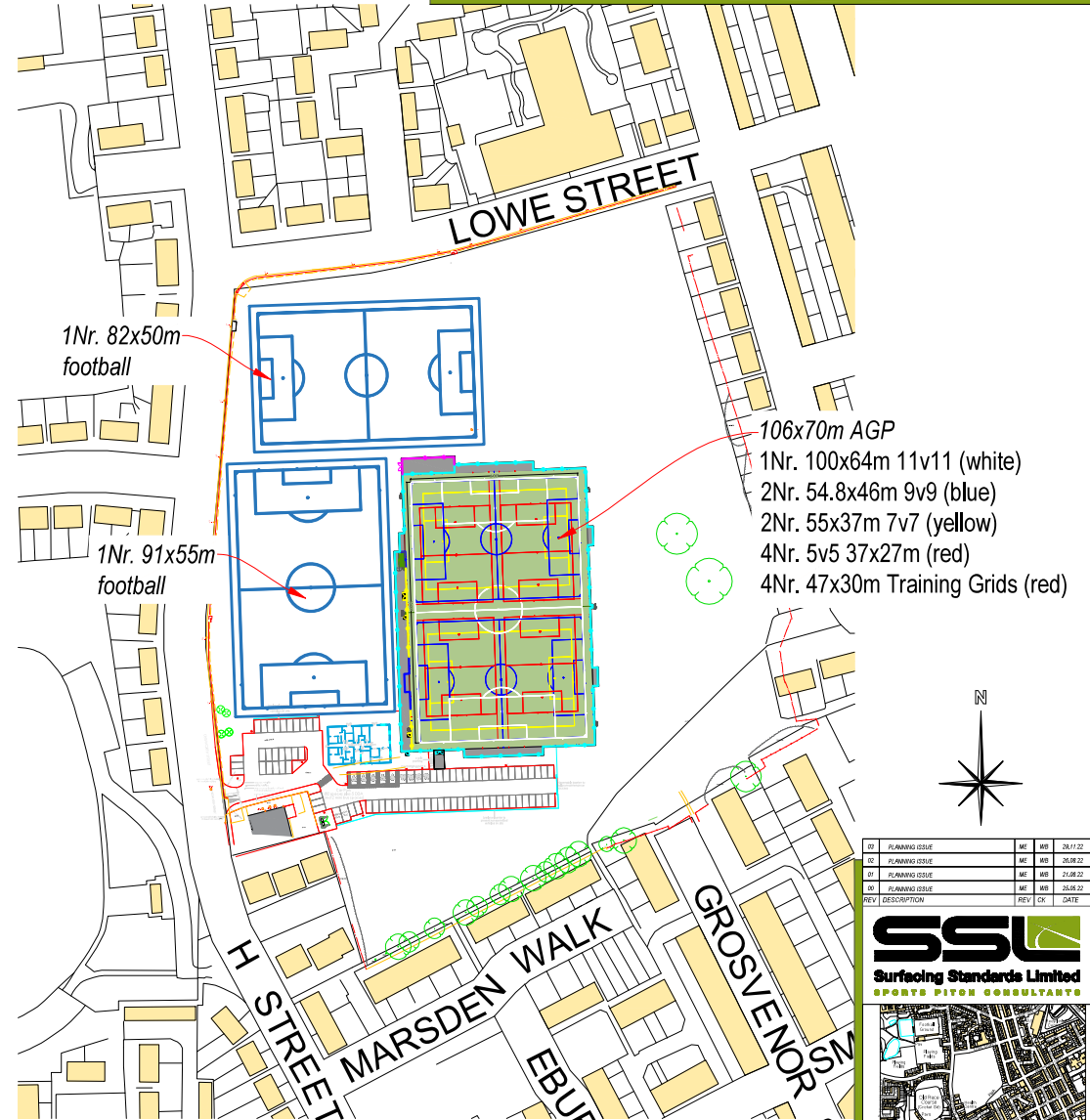
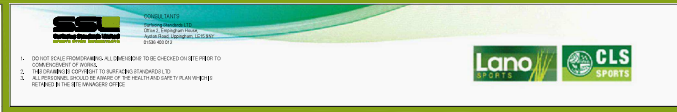
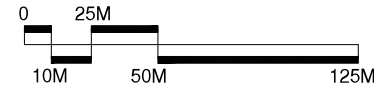
PROJECT CLS017	SCALE 1:500	SHEET A1
DRAWING No. 06		REVISION 04

Redbank Playing Fields

Artificial Grass Pitch



Existing Playing Field Layout

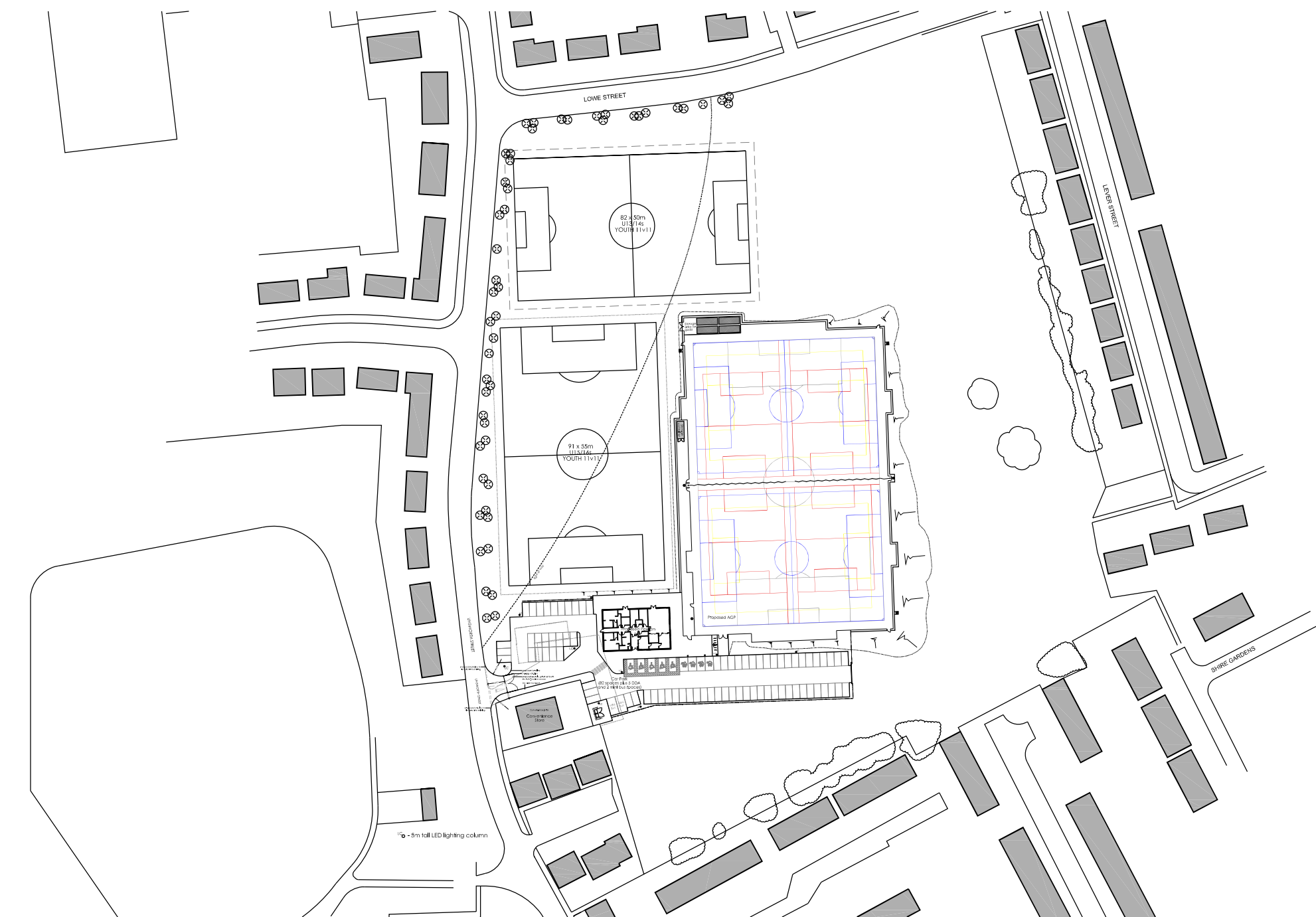


Proposed Playing Field Layout

01	PLANNING ISSUE	ME	MB	28.11.22
02	PLANNING ISSUE	ME	MB	28.08.22
03	PLANNING ISSUE	ME	MB	21.08.22
04	PLANNING ISSUE	ME	MB	25.08.22
REV	DESCRIPTION	REV	CK	DATE



ME			
TITLE: Redbank Playing Fields Artificial Grass Pitch Playing Field Layout			
PROJECT: CLS017	SCALE: 1:1000	REV: A1	
CONTRACT: 11		REVISION: 03	



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Dwg. Purpose **Planning**

C	mini pitches removed	11/2022
B	existing right of way added; car spaces moved	09/2022
A	footpath moved	08/2022
No.	Revision / Issue	Date

Project
**Proposed Pavilion and AGP at
Redbank Playing Fields
Radcliffe
M26 3RH**

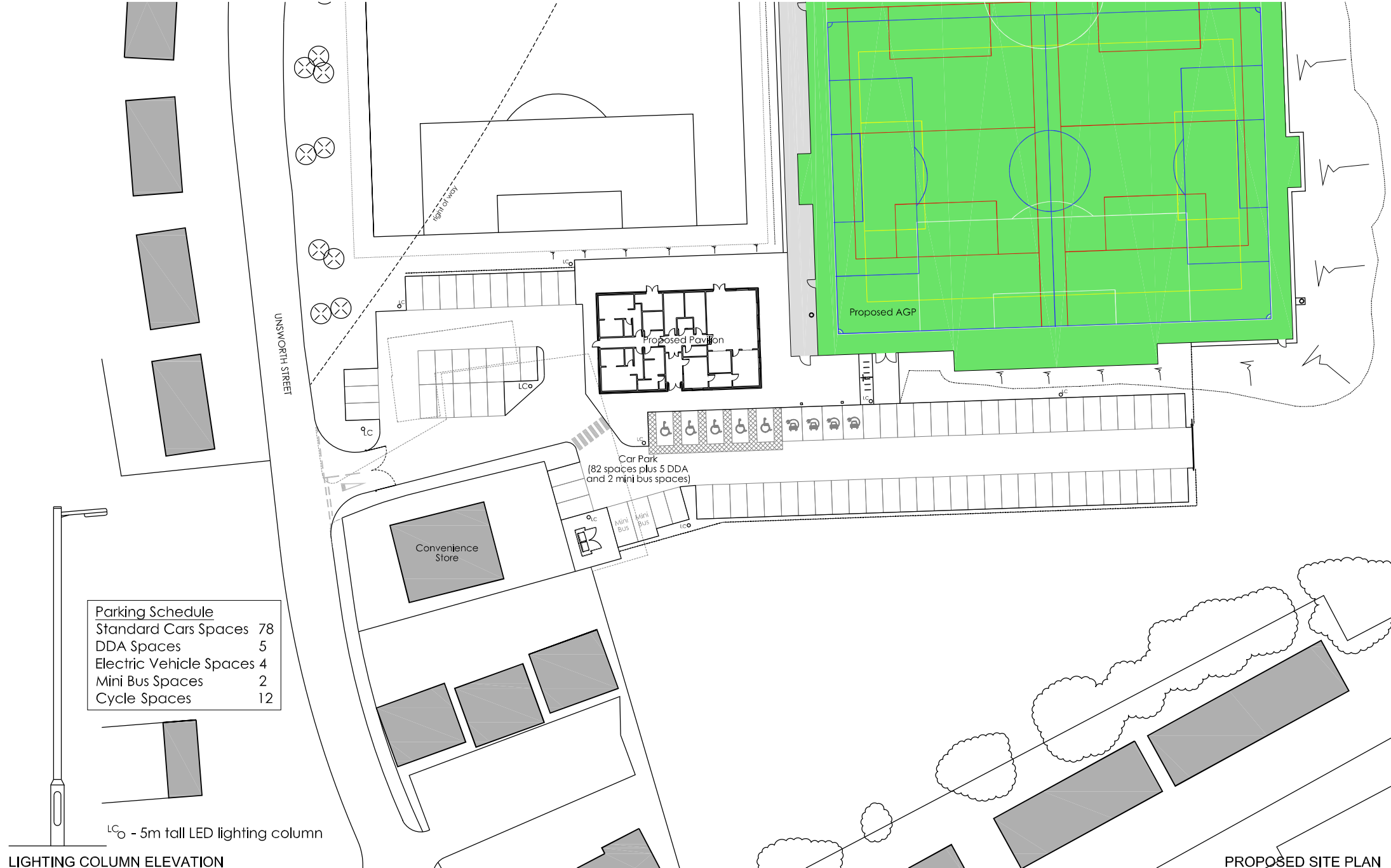
Client
Bury Council

Dwg. Title
Proposed Site Plan

**STEVE WELLS
ASSOCIATES**
making sport happen

Churchill House, Mill Hill, Pontefract, West Yorkshire,
WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com

Dwg. No. 205-080-1003	Rev. C
Scale 1:1250 @ A3	Date April 2022
Drawn by JLR	Checked DKW



Parking Schedule	
Standard Cars Spaces	78
DDA Spaces	5
Electric Vehicle Spaces	4
Mini Bus Spaces	2
Cycle Spaces	12

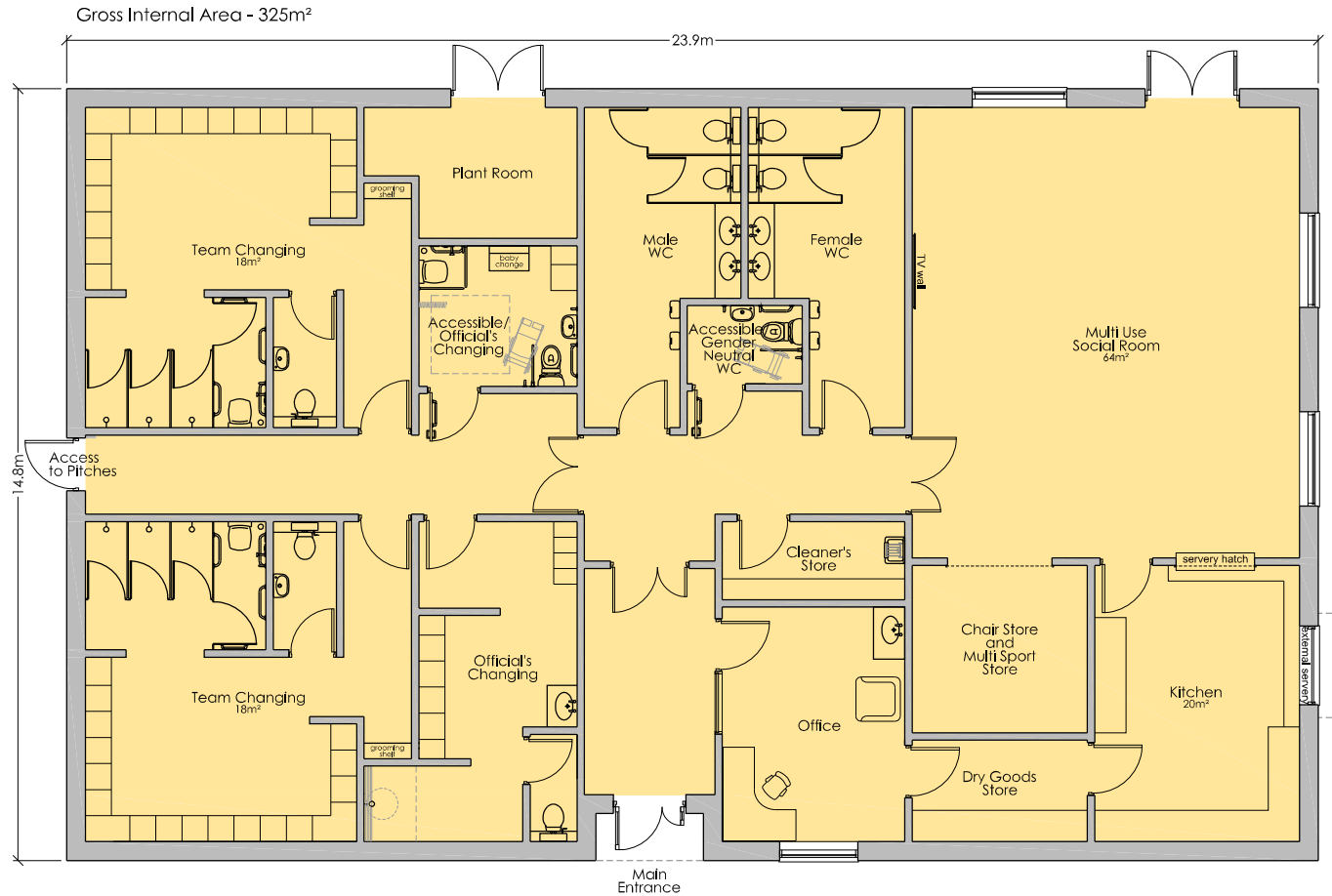
LIGHTING COLUMN ELEVATION
1:50

PROPOSED SITE PLAN
1:500

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C	mini pitch removed	11/2022							Scale 1:50, 1:500 @ A3		Date April 2022	
B	existing right of way added; car spaces moved	09/2022							Drawn by JLR		Checked DKW	
A	footpath moved	08/2022										
No.	Revision / Issue	Date										

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Dwg. Purpose **Planning**

No.	Revision / Issue	Date

Project
Proposed Pavilion and AGP at
Redbank Playing Fields
Radcliffe
M26 3RH

Client
Bury Council

Dwg. Title
Proposed Floor Plan

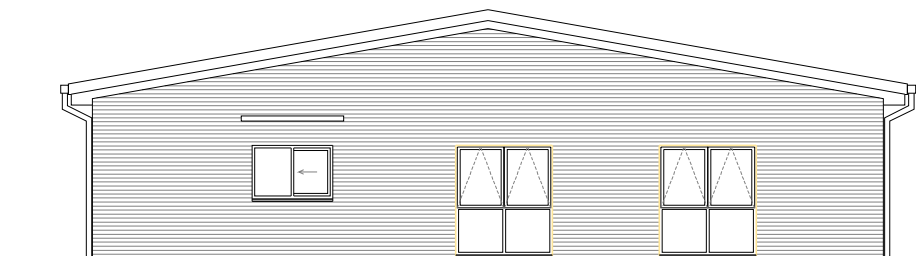
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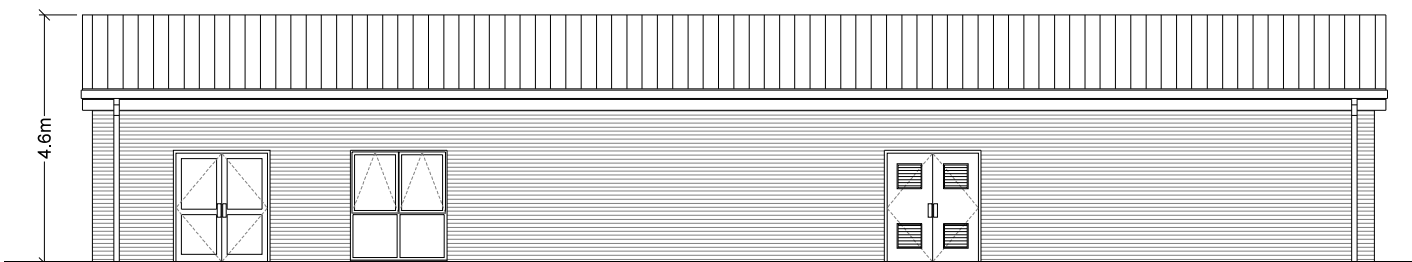
Dwg. No.		Rev.	
205-080-1004			
Scale	Date		
1:100 @ A3	April 2022		
Drawn by	Checked		
GSB	DKW		



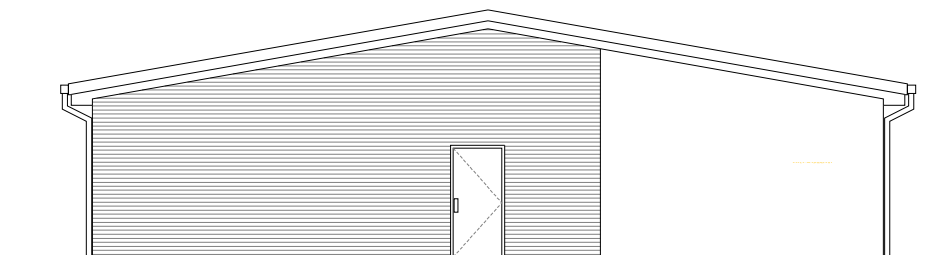
Elevation 1 - South



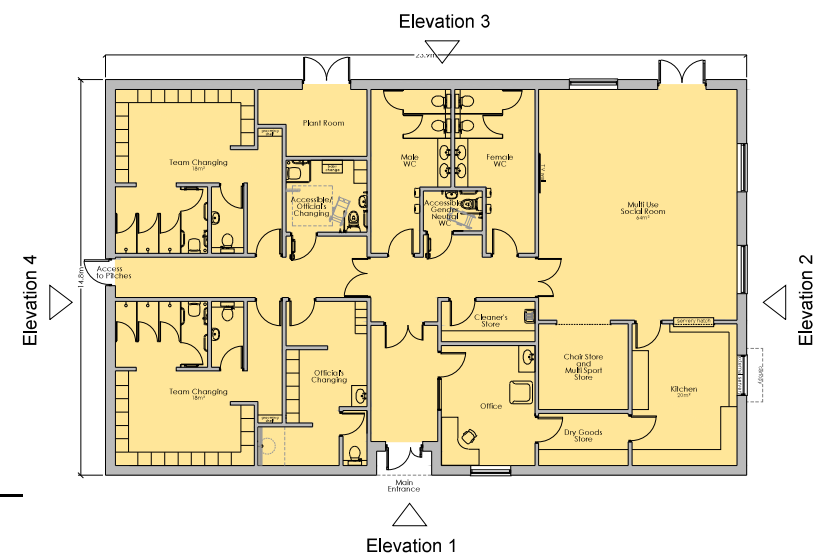
Elevation 2 - East



Elevation 3 - North



Elevation 4 - West



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	Proposed Pavilion and AGP at Redbank Playing Fields Radcliffe M26 3RH			Bury Council	
				Dwg. Title	
Dwg. Purpose Planning	No.	Revision / Issue	Date	Proposed Floor Plan Option E	

Dwg. No. 205-080-1005		Rev.
Scale 1:100 @ A3		Date April 2022
Drawn by GSB		Checked DKW

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