

The Planning Inspector

12th January 2022

Dear Sir

Re: **Appeal Ref APP/Q4245/W/20/3258552: former B&Q, Great Stone Road**

I am writing to clarify for the inquiry the position in relation to lighting at the cricket ground following inquiries I have made this morning.

For many years, LCCC has owned one very small old lighting rig. Dan Musson has always been aware of that fact. The old lighting rig was used on the main playing area and not the fine turf training facility ("FTTF").

Manchester United Football Club had previously leased two large lighting rigs from SGL. In 2020, Manchester United Football Club elected to no longer use the lighting rigs, meaning that LCCC were asked to store them in October 2020. Part of that contract said that whilst they were being stored, LCCC could use them. The contract, however, stipulated that if SGL found a buyer for them, they could remove them with 5 days notice.

As matters transpired, SGL did not find a buyer and on 21 April 2021, LCCC acquired the two large lighting rigs at a significant discount.

However, critically, these lighting rigs are too large to be used on the FTTF and are only able to be used by LCCC on the main playing area owing to their size.

As a result of the acquisition of the two new large rigs, the small old lighting rig is now available for use to support winter growth on the FTTF. This is the lighting rig which was on the FTTF last night. However, that was done for the first time during the most recent winter months. The groundsman was the only person aware of this, myself and those involved in the inquiry were unaware of this. Indeed, the first we learnt of this was when the photographs were shared this morning. We are happy to sign statutory declarations to this effect (if required).

Nevertheless, the small lighting rig is still not fit for purpose. The FTTF covers some 25 cricket nets/pitches. The small lighting rig can only service three pitches at a time and is therefore of limited benefit. LCCC's groundskeeper has confirmed that a minimum of 3 additional smaller rigs (similar to that, that LCCC already have) would be required to cover the cricket nets/pitches. That would cover 12 pitches, but with the scope to move these smaller rigs around, that would provide a minimum degree of mitigation.

In terms of the appeal proposal and its impact on the FTTF in terms of overshadowing, LCCC consider that the small rig is inadequate to be able to mitigate those impacts and that additional lighting is required to enable those impacts to be mitigated. The availability of the old lighting rig does not therefore materially alter LCCC's objection to the appeal proposal on this basis.

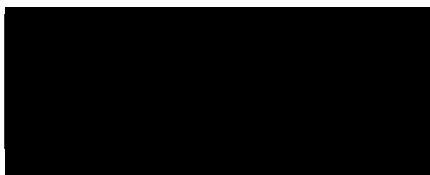
I confirm that LCCC has never had any intention to deliberately mislead the inquiry. What has happened is that there has been a failure to update Dan Musson of the acquisition of the two large rigs and the redeployment of the small old rig to the FTTF during this winter and for which LCCC offers its sincere apologies. However, it is worth noting that LCCC have not at

any stage said otherwise nor have they intended to keep this information from anyone. When the two large rigs were purchased there was simply no consideration of the implications of this for a public inquiry by those involved in that purchase.

For the reasons set out above, however, LCCC does not consider that the change in circumstances materially affects the concern raised by LCCC that the appeal proposal will have an adverse impact on the FTTF as the small lighting rig alone is incapable of mitigating that impact.

I am informed reference has been made at the inquiry to a site visit undertaken by Killian Garvey (Counsel for LCCC) on 27 October 2021 in which he was accompanied by a member of LCCC's staff and during which there was a brief conversation with Dan Musson. That member of staff was Michael Hewson who works in LCCC's conference, events and hotel team. He has no involvement with lighting rigs and the maintenance of the grounds. His role was merely to escort Mr. Garvey and he was not in a position to confirm the lighting position on behalf of LCCC. Further, Mr Garvey was not instructed with papers at this point and was similarly in no position to discuss fine turf with Mr Musson (for which he has never been instructed).

Yours faithfully



Daniel Gidney
Chief Executive