

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132945/FO/2022

Date registered valid: 15 February 2022

Proposal: Installation of artwork to stadium forecourt area

Address: Etihad Stadium , Ashton New Road, Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Mrs Laura Spavin Manchester City Football Club City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ

Agent (if any):

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 23 February 2022 Expired: 16 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 18 March 2022 Expired: 8 April 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is an area of hard surfacing located adjacent to the east stand of the Etihad stadium.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site forms part of the Etihad campus which is a collection of elite sporting venues including the home of Manchester City Football Club.

Description of development

Installation of artwork to stadium forecourt area

Consultations & Notification Responses

Local residents/public opinion – No comments received

Issues

Manchester Core Strategy 2012 – SP1, EN7, EN1 and DM1

Principle

The proposal would result in additional artwork being placed around the Etihad Stadium. There is already precedent for artwork around the campus. Whilst the exact appearance of the artwork has yet to be decided, the proposal would be acceptable in principle.

Visual amenity

The artwork would be situated near the entrance to the east stand in a highly prominent position. The art work would not exceed 4.3 metres and 1.8 metres respectively. In the context of the stadium, it is considered that the artwork would not be overly large and would only be viewed at pedestrian level around the concourse. The final design is yet to be determined however it is expected that this would be notable footballers who would be finished in metal.

There is similar art work around the perimeter of the stadium and therefore it would not appear out of context.

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 a right to a fair hearing and to this end the local planning authority 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 Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing 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. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the principle of the development, siting/layout, scale, design and appearance of the development.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 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 shall be carried out in accordance with the following drawings and documents:

- ET-AW2 03 and ET-AW2 01 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2