

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131177/FO/2021

Date registered valid: 26 July 2021

Proposal: Retention of single storey modular building fronting Lightbowne Road for a temporary period of 3 years

Address: FC United Of Manchester , 310 Lightbowne Road, Manchester, M40 0FJ

Ward(s): Moston Ward

Applicant: Planning & Projects Manager David Payne FC United of Manchester Broadhurst Park, 310 Lightbowne Road , Manchester, M40 0FJ

Agent (if any):

Case officer: Jennifer Atkinson
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Recommendation: Temporary Approval

Date of recommendation: 25 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 2 August 2021 Expired: 23 August 2021

Neighbour notifications

Printed: 2 August 2021 Expired: 23 August 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

In 2012, planning permission was granted for the redevelopment of the former Ronald Johnson playing fields, a 5.2ha area of open space within Broadhurst Park, for a new 5000 capacity sport stadium and associated community pitches (ref. 096289/FO/2011/N1). The stadium, community pitches and associated infrastructure became operational in May 2015 and is the home ground of FC United of Manchester.

Temporary planning permission was granted in in December 2015 for part retrospective application for the siting of a single storey modular building fronting Lightbowne Road and 2 x storage cabins to edge of car parking area for a temporary period of 18 months (ref. 110364/FO/2015/N1). This planning permission expired on the 10 July 2017.

A further application was approved in May 2017 (116254/FO/2017) to renew the temporary planning permission for a further 3 years.

The applicant is now seeking to renew the temporary planning permission again for a further 3 years for the modular building only. The two storage cabins were recently removed from the site as they were no longer required.

The application site consists of an area of soft landscaping adjacent to Lightbowne Road. Prior to the installation of the modular building, the site was laid to grass and formed part of the landscaping setting and recreational offer at Broadhurst Park. The topography of the sites is relatively flat.

The Lightbowne Road site is bounded by a mature hedge and trees to the North West which runs parallel with Lightbowne Road. To the east and south of the site is the main stadium and ancillary pitches. The land adjacent to the edge of the car park is bounded by 335 St Mary's Road to the south and the main stadium, car parking and ancillary pitches to the north and west.

Broadhurst Park is located within a predominately residential area with two storey residential properties being located along St Mary' Road along with flats at Sydney Jones Court. To the north of Broadhurst Park is St Mary's C of E Primary School. To the west of the site, on the opposite side of Lightbowne Road, is Broadhurst Park playing fields.

The applicant, FC United of Manchester, are seeking planning permission to site a modular building adjacent to Lightbowne Road and two storage cabins adjacent to the car parking area (adjacent to the substation/bin store) (this element is retrospective).

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of development

Retention of single storey modular building fronting Lightbowne Road for a temporary period of 3 years

Consultations & Notification Responses

Local residents/public opinion – No comments received

Highway Services – No objections

Environmental Health – No objections

Policy

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Policy SP1 '*Spatial Principles*' states that one of the key spatial principles is the emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

All development should have regard to the character, issues and strategy for each regeneration area – in this case North Manchester. In addition, new development will be encouraged that maximises the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to state that development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including;
 - Creating well designed places that enhance or create character.
 - Making a positive contribution to the health, safety and well being of residents;
 - Considering the needs of all members of the community;
 - Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposal accords with policy SP1 in that it will help continue to support the growing prosperity and offer at the football stadium.

Policy T2 '*Accessible areas of opportunity and need*' states that all new developments should adequately cater for their car parking needs. It is considered that given the nature of the proposal the existing car parking arrangements provide adequate provision to support the proposed development. the proposal does not encroach on any existing car parking or servicing arrangements.

Policy EN1 '*Design principles and strategic character areas*' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

The proposal accords with policy EN1 as the buildings have been designed to minimise any impact on the surrounding area through the use of cladding and screens to ensure that they sit appropriately within the setting. As the buildings are only in use for a temporary period these will not be a permanent addition to the site.

Policy EN9 states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

The proposal will result in the temporary loss of green infrastructure at the site. However, efforts have been made to minimise any impacts on the hedge and trees and the site. It is considered that the overall benefits of providing the facilities to support the overall operations at the site outweigh the temporary loss of the green infrastructure which will be restored after the temporary period has expired.

Policy EN10 '*Safeguarding open space, sport and recreation facilities*' states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to an appropriate standards. Proposals will be supported that:

- Improve the quantity and quality of accessible open space, sport and recreation in the local area;
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity;
- improve access to open space for disabled people.

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

Or

- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;
or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Although the proposal will see the temporary loss of the open space at the front of the development, it is considered that the proposed use of the temporary buildings complements the main use of the facility as a football stadium.

Policy EN15, '*Biodiversity and Geological Conservation*', states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

The proposal will not have any detrimental impact on local ecology or wildlife. The proposals have been amended to minimise the impact of the proposal on the hedge by re-siting the modular building.

Policy DM1 '*Development Management*' all development should have regarded the following specific issues:-

- Appropriate siting, layout, scale, form, massing, materials and detail;

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

The proposal accords with policy DM1 in that the siting, scale and appearance of the buildings sit appropriately within the context of the surrounding building.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

Unitary Development Plan for the City of Manchester (1995)

The relevant saved policy is as follows:

Policy E3.3 states that the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

The proposal, despite their temporary nature, will be screened within the existing site and enhanced by measures to clad and screen the structures thus minimising the impact on the main road routes.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

- Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.
- Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.
- Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design.

National Planning Policy Framework

Issues

Other relevant material planning considerations

North Manchester Strategic Regeneration Framework (2004)

The document defined the strategic context for the regeneration of North Manchester. It establishes key principles and objectives across the range of inter-related social, economic and physical issues affecting the area.

The Regeneration Framework sets out a strategy for open space in North Manchester. This strategy seeks to improve the image of North Manchester through a holistic approach to regeneration including the improvement of North Manchester's open spaces. This means investing in parks to support much wider range of users.

In terms of Local Parks, the Regeneration Framework states the importance of continued investment and good management of Local Parks – Broadhurst Park is included in this list. The SRF goes on to state that further investment and a higher standard of management is required in order to maximise Local Parks contribution to boosting their desirability and sustainability of the residential areas around them.

The Framework also states that the south east area of Broadhurst Park is a valuable wildlife site where access is encouraged and enjoyed by many people.

Irk Valley Local Plan (2010)

This Local Plan outlines a comprehensive strategy to realise the value of the Irk River Valley as an important natural landscape within North Manchester. The application site lies within area action plan 9 'Broadhurst Park and Lower Broadhurst Clough'. The action plan indicates that all sites in this area need to be integrated in a more coherent manner to provide a district-level park facility. The well established functions of each site should be enhanced further to realise

potential. The plan states that the area the application site falls within should be seen as a key active recreation area, promoting sports excellence.

City Wide open spaces, sports and recreation study (2009)

This study undertook an assessment of the open spaces, sport and recreation facilities within the City Council's boundaries. The application site is specifically identified as an existing recreational and sports location within the plan.

North Manchester is identified as having large quantities of facilities but that these are poorer quality than in other areas of the City. In particular, the quality of facilities for children and young people is poorer than elsewhere.

The study concludes that for North Manchester the emphasis will be on encouraging proposals which make qualitative improvements to the area.

Principle

The principle of having these buildings at the application site, albeit temporary, was established through temporary planning permissions 110364 and 116254.

The purpose of the building was to provide much needed temporary accommodation to enable the football club to meet particular needs with regards to the staff, the club's men and women's academy and community use needs. The building has recently been used as a facility to support the local community during the Covid 19 pandemic and has been available as a food bank and food distribution.

The temporary period would allow the club to consider their long term options to expand the facilities for such uses at the stadium on a permanent basis. Within this temporary period, the club have not been able to realise a permanent solution to meet their needs.

As such, in order for the applicant to continue to provide sufficient accommodation to meet its aspirations, obligations and functions, the club requires a further 3 year period for the temporary building to be on site.

The facilities are as follows:

- Single storey modular building adjacent to the Lightbowne Road frontage to be used for office, community use and classroom facility for the men and women's football academy's along with selling of merchandise, soft drinks and refreshments on match days.

The temporary structure is located on areas of amenity landscaping which was a key concept of the original planning permission in order to provide recreational benefits for the local community, who have open access to the site, and enhance the landscaped setting of the stadium buildings.

The Lightbowne Road site forms part of the landscaped frontage to the main stadium with the other site forming a landscaped buffer to the edge of the car park. Policy EN9 states that new development will be expected to maintain green infrastructure in terms of its quantity, quality and multiple function. In addition, the City Council will seek to protect existing trees and promote new planting.

Policy EN9 goes on to state that where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN10 is also a material consideration in this instance. This policy seeks to protect existing areas of open space from development. Any proposals to develop on areas of open space, sport or recreational facilities will only be permitted if the criteria in the policy is met. In this case, it is considered that the proposal provides development which is ancillary to the open space and sport facility and therefore complements its use and character.

There is no doubt that the siting of the structures will continue to temporarily remove small sections of these areas of amenity landscaping from the overall provision at the site resulting in a temporary loss of green infrastructure/open space. However, it should be noted that the application sites are not considered to be the most sensitive areas of amenity space at Broadhurst Park (which are considered to be those located in front of the main stand) thus allowing these to be available for the community for recreational purposes and preserve the landscaped setting of the main stadium.

On the basis of the above, it is considered that the need to install the temporary facilities at the site, in order to support the activities and demand for accommodation at the stadium, outweigh any temporary loss of the landscaping. There will be an overall benefit to the football and to the community who will benefit from increased access to facilities. In addition, the area would be reinstated following the building being removed from the site resulting in no long term loss of green infrastructure.

It is therefore recommended that a condition of any planning approval is that permission is only granted for a temporary period of 3 more years and within one month of the use ceasing the land shall be restored to landscaping.

Local residents will remain able to access the other network of recreational areas with the wider Broadhurst Park site which will continue to be accessible from Lightbowne Road and St Mary's Road.

In light of the above, the proposal is considered to be acceptable in principle. Matters which require consideration are whether the intended use of the buildings is compatible with the recreational use at the site. In addition, consideration will be given to the siting, scale and appearance of the structures along with any associated impacts of trees/hedges (ecology), site security, waste management, car parking and surrounding residential amenity.

These matters will be considered below.

Siting

Modular building

The modular building is sited along the Lightbowne Road frontage in parallel with the existing hedge. The building will measure 14 metres in length and 9 metres in width.

The siting of the structure behind the hedge provides a screen to the structure from those travelling along Lightbowne Road. Whilst there will be a view of the building from within the stadium grounds, the structure is positioned well away from the front entrance of the main stand, and the more sensitive areas of amenity space, thus protecting the visual amenity and setting of the main stand and wider grounds.

Overall it is considered that the siting of the structures have been designed to minimise any impact on any sensitive views within the existing site and green infrastructure. Whilst there will remain views of the buildings, given their temporary nature this will not be a permanent impact on the visual appearance of Broadhurst Park.

Scale

Modular building

The modular building will be single storey in height measuring 3.5 metres. When combined with the footprint of the building, this will create a large addition within the grounds of the site.

However, it is not considered that the building will be out of character with the surrounding site or become dominant in any way. The surrounding context is characterised by the stadium itself which is a much taller building covering a large footprint. As a result, the proposed building will be subservient to the main stadium and therefore can be viewed as a modest addition within the overall context of Broadhurst Park.

Appearance (Visual Amenity)

Modular building

The building, by its temporary nature, means that it is of little architectural merit. The simple design arrangement, with window and door openings and a flat roof, means it will have a neutral impact on the visual amenity of Broadhurst Park. The applicant has indicated that in order to ensure that the building fits appropriately into the surrounding context, they intend to clad the exterior of the building in a similar cladding arrangement to the main stadium. This will ensure a consistent appearance to the buildings within the sports ground. It is considered that this approach is acceptable. It is recommended that a condition of the planning approval is that the cladding system is agreed prior to the installation of the building and that this arrangement is installed prior to the buildings first use.

Control of the use/noise and disturbance

As detailed above the intended use of the buildings is as follows:

- Lightbowne Road – office, community use and classroom facility for the men and women's football academy's along with selling of merchandise, soft drinks and freshments on match days; and

The applicant has applied for the following opening hours for the modular building to Lightbowne Road.

Monday to Sunday (including Bank Holidays) 08:00 to 23:00

It is considered that the operating hours are acceptable and they are in line with the operations at the club house and community pitches (as restricted by the original planning permission for the development).

The modular building is capable of accommodating up to 100 people. The applicant has indicated that the predominant uses will be office, community and classroom use which will complement the wider activities of the site and will therefore not generate any dissimilar

comings and goings. In addition, the position on the Lightbowne Road frontage means that the structure is sited away from any sensitive receptors such as residential properties.

The applicant has confirmed that, on match days, the building will only be in use for the sale of merchandise, food and drink and for no other purpose including community use or functions. It is considered that this use of the building for this purpose is acceptable as it provides an ancillary use which helps support the overall function of the site a football stadium. This will also not conflict with any previous obligations secured as part of the S106 agreement on the original planning application i.e. that no community use of the stadium can take place when football matches are being played.

It is recommended that conditions of the planning approval are that the hours of use of the modular building is restricted and that the use of the building is controlled in line with the above.

In terms of the storage cabins, as this will only be used for storage of football equipment etc, the comings and goings from the building will be minimal and will not give rise to any undue disamenity in this regard.

As detailed above, the use of the cabins will be restricted by planning condition.

Trees/hedges (Ecology)

Policies EN9 and DM1 state that consideration should be given to the impact of development on existing green infrastructure, which in this case, including the adjacent trees and hedges. In addition, policy EN15 requires consideration of the impact of new developments on ecology and biodiversity.

Modular building to Lightbowne Road is located in close proximity to an existing hedge and trees which provides an important green buffer between Lightbowne Road and the activities of the site. The impact on the hedge and trees is, however, minimised through the siting of the building away from the hedge which will therefore protect the health and ecology of the trees and hedge.

Notwithstanding the above, it is acknowledged that installation will be carried out in close proximity to this important feature. As such, it is recommended that a condition of the planning approval is that adequate protection is put in place to protect the hedge/trees and any damage to the hedge/trees should be adequately mitigated against.

Security

Policy DM1 requires that consideration be given to crime prevention as part of any planning application.

It is considered that the structures are robust and the applicant has confirmed that the windows and doors to the modular building will be securely lockable and the area is covered by CCTV and lighting. The applicant has also confirmed that the site is in use 7 days a week and is covered by an overnight security team.

Car parking

Policy T2 states that developments should adequately cater for the parking and traffic demands. As the buildings principle use will be to support the men's and women's football academy and any community use, the occupants of the building are likely to access the site via public transport or cycling. As such, this will minimise an impact on the local highway network. Any

visitors coming to the site, outside of match days, will also be able to use the 160 space on site car park. This will continue to adequately cater for the car demands at the site even with the addition of the modular building.

As detailed above, there will be no community/office/academy use of the modular building on match days and there will be no conflict with the car parking demands which would require consideration through a transport statement.

Highway Services have not raised any issues in this regard due to the proposal not affecting the parking or servicing arrangements or having any likely impact on the capacity of the local road network.

Waste management

The modular building is likely to generate waste through its community and academy use along with selling of food and drink on match days. The existing waste management arrangements will adequately cater for this building and it is not considered any additional waste storage requirements will be required.

Residential amenity

It should be noted that the modular building is not located within close proximity to any residential properties. As such, there should be no residential disamenity arising from the structure or its use. Furthermore, the structure will adequately be screened from Lightbowne Road by the existing hedge and trees. Notwithstanding this, local residents who use the wider application site for recreational purposes will observe the building in its setting. Whilst the footprint and scale of the building will make it visible within the site, it is considered to sit well within the overall setting and scale of buildings at Broadhurst Park. In addition, the building has been minimised in terms of its appearance through the use of cladding system which resembles that on the main stand.

Each application received by the Local Planning Authority is required to be assessed on its individual merits and although the proposal will result in changes to the scheme originally granted planning permission, this in itself does not warrant a reason for refusal.

Space within the existing buildings is being examined as a way to provide the facilities that will be required on a permanent basis.

The modular building will not be a retail unit open 7 days a week. The building can only be used for such purposes on match days.

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: Temporary approval

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. The proposal is considered to be in accordance with the development plan and therefore determined in a timely manner.

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

1) The permission hereby granted is for a limited period only, expiring on 25 November 2024.

Reason – The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site and to allow a long term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The use hereby permitted shall be discontinued no later than the 25 November 2024 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason – The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason – To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings SP-90-018 REV 145 and EX-90-001 REV 114 stamped as received by the City Council, as Local Planning Authority, on the 26 July 2021

Planning Statement stamped as received by the City Council, as Local Planning Authority, on the 26 July 2021

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.

5) 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 EN9 and EN15 of the Core Strategy.

6) The modular building hereby approved, as shown on the drawing stamped as received by the City Council, as Local Planning Authority, on the 26 July 2021, shall be open outside the following hours:

Monday to Sunday (including Bank Holidays) 08:00 to 23:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) The development hereby approved shall be used for the following purposes only:

- Modular Building to Lightbowne Road (Sui Generis)
 - o Non match days – office accommodation, women's and men's football academy teaching and community uses.
 - o Match days (or any other large scale event days) - the sale of merchandise, food and drink.

And for no other purpose.

Reason – To control the use of the premises to ensure that they remain complementary to the main use of the site as a football ground pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

The buildings shall be of a robust construction and no valuable items shall be kept in the building overnight. The buildings should be covered by CCTV and lighting.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

311 St Mary's Road, Manchester, M40 0BF
Flat 14, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
303 St Mary's Road, Manchester, M40 0BF
Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
299 St Mary's Road, Manchester, M40 0BF
St Marys CE Primary School, St Mary's Road, Manchester, M40 0DF
Little Stars Private Nursery, 371 St Mary's Road, Manchester, M40 0DF
316 St Mary's Road, Manchester, M40 0BD
289 St Mary's Road, Manchester, M40 0BF
88 Teddington Road, Manchester, M40 0DP
86 Teddington Road, Manchester, M40 0DP
277 St Mary's Road, Manchester, M40 0BF
Broadhurst Park Sure Start And Childrens Centre, Lightbowne Road, Manchester, M40 0HJ
Flat 4, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 28, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 21, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Moorhey Cottage, St Mary's Road, Manchester, M40 0BF
324 St Mary's Road, Manchester, M40 0DA
294 St Mary's Road, Manchester, M40 0BD
Flat 23, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 42, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 38, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 15, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 6, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
330 St Mary's Road, Manchester, M40 0DA
296 St Mary's Road, Manchester, M40 0BD
302A St Mary's Road, Manchester, M40 0BD
Flat 26, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 19, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 10, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 5, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
2 Arden Grove, Manchester, M40 0BE
Flat 2, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
293 St Mary's Road, Manchester, M40 0BF
285 St Mary's Road, Manchester, M40 0BF
281 St Mary's Road, Manchester, M40 0BF
318 St Mary's Road, Manchester, M40 0BD
307 St Mary's Road, Manchester, M40 0BF
297 St Mary's Road, Manchester, M40 0BF
305 St Mary's Road, Manchester, M40 0BF
Flat 20, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 16, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 11, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 9, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 7, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 45, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 41, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 39, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH

Flat 24, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 12, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 8, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 300 St Mary's Road, Manchester, M40 0BD
 300A St Mary's Road, Manchester, M40 0BD
 335 St Mary's Road, Manchester, M40 0BF
 309 St Mary's Road, Manchester, M40 0BF
 Flat 3, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 1 Arden Grove, Manchester, M40 0BE
 287 St Mary's Road, Manchester, M40 0BF
 304 St Mary's Road, Manchester, M40 0BD
 306 St Mary's Road, Manchester, M40 0BD
 308 St Mary's Road, Manchester, M40 0BD
 302 St Mary's Road, Manchester, M40 0BD
 326 St Mary's Road, Manchester, M40 0DA
 328 St Mary's Road, Manchester, M40 0DA
 275 St Mary's Road, Manchester, M40 0BF
 291 St Mary's Road, Manchester, M40 0BF
 295 St Mary's Road, Manchester, M40 0BF
 301 St Mary's Road, Manchester, M40 0BF
 322 St Mary's Road, Manchester, M40 0DA
 320 St Mary's Road, Manchester, M40 0DA
 283 St Mary's Road, Manchester, M40 0BF
 298 St Mary's Road, Manchester, M40 0BD
 279 St Mary's Road, Manchester, M40 0BF
 Flat 44, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 37, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 36, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 31, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 35, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 30, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 40, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 22, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 32, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 27, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 25, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 1, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 17, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 18, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 43, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 34, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 33, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
 Flat 29, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH

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 - Not Affected
 Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
 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) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1