

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132238/FO/2021

Date registered valid: 16 November 2021

Proposal: Erection of a single storey building to form security hut (sui generis) with associated access and landscaping and other associated works

Address: Site North Of Sportcity Way To The Access / Egress Point On The Southern Edge Of The North Car Park At The Etihad Campus, Manchester

Ward(s): Ancoats & Beswick Ward

Applicant: Eastlands Arena Ltd C/o Agent

Agent (if any): Miss Jennifer Chatfield Deloitte LLP 2 Hardman Street, Manchester, M3 3HF

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

Recommendation: Approve

Date of recommendation: 7 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 17 November 2021

Expired: 8 December 2021

Neighbour notifications

Printed: 17 November 2021

Expired: 8 December 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

Planning permission was granted for a multi use area at land adjacent to the application site in 2019 (126431/FO/2020). This planning application comprises a 12 sqm area of informal soft landscaping located to the north of Sportcity Way.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site forms part of the Etihad Campus which includes the Etihad Stadium, Manchester Regional Arena, City Football Academy and the National Squash Centre. The Etihad Campus has been a focus for regeneration since it was first used to host the Manchester Commonwealth Games in 2002.

Description of development

Erection of a single storey building to form security hut (sui generis) with associated access and landscaping and other associated works.

The Security Hut is proposed to house two security officers who will control the access of vehicles across Sportcity Way and into the Arena's Servicing Yard and to ensure the search and validation of each vehicle prior to entry. This is proposed to ensure that only permitted

vehicles can gain access to the Servicing Yard and performs a major part of the venue's counter terrorism mitigation procedures.

As outlined in Planning Permission Reference 126431/FO/2020, vehicles will enter the North Car Park at the northmost entrance (Gate 1) from Alan Turing Way. At Gate 1, there is a slip lane that will take vehicles into the Arena security lane. There will also be CCTV, an intercom system and an arm barrier at the entrance, set back sufficiently from the main carriageway and the security officer will check details and permit entry. On entry, the vehicle will make its way along the eastern edge of the North Car Park and will approach the proposed Security Hut. At this point the vehicle will be checked and inspected. Once they are satisfied, they will liaise with the main Control Room for the HVM bollards outside the service yard to be retracted and advise the vehicle to proceed carefully across Sportscity Way towards the Service Yard Entrance where it will be received and admitted into the building. Once the vehicle is in the Service Yard, the bollards will be raised again

Consultations & Notification Responses

Local residents/public opinion – No comments received

Highway Services advise that further that the further details that have been submitted during the course of the application are acceptable subject to details being included in condition 33 of the main planning permission relating to the arena.

Environmental Health advise that should any plant be required then it should be acoustically insulated to the noise criteria. In the event ground conditions are encountered a remediation strategy should be agreed.

Flood Risk Management Team advise that the development should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Policy

Manchester Core Strategy (2012) – SP1, EC1, EC3, EC5, EC7, CC5, T1, T2, EN1, EN3, EN18 and DM1

The Unitary Development Plan for the City of Manchester (1995) – Relevant saved policies EM11, E3.3 and DC26.

Guide to Development in Manchester SPD (2007)

National Planning Policy Framework (2021)

Issues

Principle

The Security Hut forms a key aspect of the Site's security and anti-terrorism strategy, which supports the delivery of a safe and successful arena that will deliver significant regeneration benefits for the City and the City-Region through employment and economic growth. The principle of development is therefore considered to be acceptable.

Visual Amenity

The Security Hut is proposed to be prefabricated, comprising a steel frame with the main external body clad in plastisol bonded to 9mm plywood. The colour remains to be confirmed. It includes grey UPVC windows and a steel external door. The Security Hut comprises 3m x 3m, equating to 9sqm and is a single storey rising 2.4m in height. The Security Hut will not require the removal of any valuable vegetation and the existing vegetation surrounding the proposed Security Hut will be retained. The Security Hut will include general heating and lighting for comfort.

The visual amenity of the hut is considered to be acceptable. It is located in an area which is not immediately visible from the wider surrounding area due to its location behind the access gate and the surrounding planting which form a screen.

Impact on the historic environment

The site is not within a Conservation Area but there are a number of Listed Buildings nearby that could be affected by the development.

The urban grain around the site is a mixture of low quality surface level car parking and cleared sites with numerous large scale buildings such as the Etihad Stadium, the regional arena, 10 storey apartments buildings and other sporting venues.

The site has historically been mined for coal. The Bradford Colliery was built in the late 18th Century and remained operational until the mid-1960s. The Ashton Canal was an integral part of the transportation of coal, and other goods into and out of the city.

Philips Park and Philips Cemetery are grade II registered parks and gardens. The development is not considered to have a neutral impact on these adjacent heritage assets due to the relatively modest nature of the structure and its distance from the parks.

Traffic and transport

The proposal would assist with on site security and vehicle access arrangements at the site. At the request of Highway Services, clarification has been sought through the course of the planning application to the satisfaction of Highway Services and on the grounds that further clarification is provided through condition 33 of the planning approval for the area which deals with on site servicing.

Ground Conditions

There are known historical ground conditions at the application site. Environmental Health recommend that should any ground conditions be encountered, then appropriate remediation should be put in place.

Flood risk and drainage

Flood Risk Management Team have considered the proposal to be acceptable subject to the creation of a suitable drainage arrangement for the hut. This should form part of the informative of the planning approval.

Noise and disturbance

The structure is a relatively modest structure and would be used for to assist with the ongoing security at the site. It is therefore unlikely in itself to generate any significant comings and goings or noise and disturbance which would make the scheme unacceptable in planning terms. In the event any plant equipment should be used this should be agreed with the CITY Council by way of planning condition.

Construction management

A construction management plan has been submitted and this should in red in conjunction with the plan for the main arena development.

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 siting/layout, scale, design and appearance of the development along with matters. The proposal is considered to be acceptable and therefore determined in a timely manner.

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:

BRA-POP-XX-XX-DR-A-0678 Rev 01, BRA-POP-XX-XX-DR-A-0681 Rev 01 and BRA-POP-XX-XX-DR-A-0676 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 16 November 2021

Design and Access Statement - prepared by Populous, Construction Management Plan, Operating Plan and OVG Manchester – Operating Schedule and Event Management Plan - prepared by Laudation stamped as received by the City Council, as Local Planning Authority, on the 16 November 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved materials used shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this and submitted prior to the first use of the development hereby approved.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be carried out in accordance with the Construction Management Plan stamped as received by the City Council, as Local Planning Authority, on the 16 November 2021 for the duration of the construction period.

Reason - To safeguard the amenities of nearby residents, highway safety, tram safety, air quality and water quality pursuant to policies SP1, EN17, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

6) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a security hut (Sui Generis), and for no other purposes.

Reason - To ensure that the building is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

Informative

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Philips Park Bowling Pavilion, Fairclough Street, Manchester, M11 4DH

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 - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H1485 MZ - Bradford Road Holder Station (East) Middle Zone
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2