

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131109/FO/2021

Date registered valid: 16 July 2021

Proposal: Erection of a single storey building to form media studio

Address: City Football Academy , 400 Ashton New Road, Manchester, M11 4TQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Ed Dalton Manchester City FC City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ

Agent (if any): Mr David Hamer Bradshaw Gass and Hope LLP Bradshaw Gass And Hope LLP , 21 Silverwell Street , Bolton, BL1 1PR

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: 29 July 2021 Expired: 19 August 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The Etihad campus (also known as Eastlands) is located to the north west of the site and consists of a cluster of national sports venues such as the regional tennis centre, regional athletic arena, velodrome, national squash centre and new BMX arena.

The Manchester City Football Academy was opened along with the Beswick Community Hub, a 600 place sixth form college, with leisure centre and retail space.

Beyond the Etihad campus, the area is of mixed character comprising commercial and residential uses. The neighbourhoods of Beswick, Clayton, Openshaw and Miles Platting are all in close proximity to the application site. There is a relatively dense residential estate of two storey terrace properties to the southern side of Ashton New Road. The historic Philips Park is located to the north along with Eastlands District Centre, including Asda superstore.

Description of development

Erection of a single storey building to form media studio

Consultations & Notification Responses

Local residents/public opinion – A site notice was displayed at the application site. No comments have been received.

Environmental Health – conditions are require in respect of deliveries, ground conditions and refuse.

Manchester Core Strategy (2012) – Relevant policies SP1, EN1 EN18 and DM1

National Planning Policy Framework

Principle

The proposal is considered to be acceptable in principle as it will provide enhanced facilities associated with the training academy. The CFA is the principal training academy for the various teams (men's and women's) associated with Manchester City Football Club. The new studio building is required to facilitate and manage media presence at the Academy.

Matters which require consideration are whether the siting, scale and appearance of the extensions is acceptable including consideration and any wider impacts on visual amenity. In addition, environmental health considerations will also be considered.

Visual amenity

The proposed media studio would be located to the south of the central first team training pitch which is located in the centre of the Academy grounds and not near any surrounding development and would therefore on be visible from the within the Academy grounds.

The proposed studio is a simple structure, rectangular in form, comprising of two internal spaces allow media broadcasts and recordings to be made from the building. The building would be 16m x 11m x 6.58m and would appear as a relatively modest structure with the grounds of the wider Academy buildings.

3 trees and a small hedgerow would be affected by the development which would be relocated as part of the proposals.

One side of the building would consist of green wall to soften its appearance within the landscaping setting of the Academy. The other three sides of the building would be clad.

It is recommended that a condition of the planning approval is that all materials must be agreed.

Environmental health

Waste, ground conditions and deliveries to the site should be restricted. It is considered that ground conditions should be imposed due to previous contamination at the site. However, deliveries and waste would be controlled by the current arrangements at the site.

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:

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 regarding this matter together with resolution of matters arising through the course of the application process. The proposal is considered to be in accordance with the development plan and therefore determine 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:

2024.33.301 Rev P1, 2040.33.402 Rev P1 and 2040.33.403 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 9 August 2021

Design and Access statement P1 stamped as received by the City Council, as Local Planning Authority, on the 21 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.

- 3) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification

of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 policies DM1 and EN18 of the Core Strategy.

- 4) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development (including concealed fixing details) 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 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 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