

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142350/P14J/2025

Date registered valid: 7 March 2025

Proposal: Installation of roof mounted solar photovoltaic modules

Address: Manchester City Football Club Ltd, Etihad Stadium, Ashton New Road,
Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Football Club & Clearvolt Limited

Agent (if any): Mr Gary Swarbrick ELG Planning

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 May 2025

Application details

Type of application: Prior approval - PV to non-dwelling

Development type: Notifications

Date of site visit: 27 March 2025

Standard consultations:

Printed: 12 March 2025 Expired: 2 April 2025

Neighbour notifications

Printed: 12 March 2025 Expired: 2 April 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site forms part of the wider part of the Etihad Campus, which includes the Etihad Stadium, Manchester Regional Arena, City Football Academy and the National Squash Centre, with the area having been a key focus for regeneration since being used to host the Commonwealth Games in 2002.

The City Football Academy (CFA) lies to the southeastern edge of the wider Etihad Campus and opened in December 2014 following the comprehensive regeneration of the 80 acre former Clayton Aniline site. The CFA provides a state-of-the-art training facility shared by Manchester City's first team, women's team and academy teams, as well as the world headquarters of the City Football Group and boasts the 7,000 seater Joie Stadium; grass and artificial pitches; the largest indoor pitch in the UK; a media centre; player welfare and gym facilities and other football operations facilities.

This application refers to the roof of the Manchester City Stadium Shop and the roof of the stairwells to the Stadium.



Figure 1 – Manchester City Stadium and Manchester City Stadium Shop

Description of development

The proposals seeks prior approval for installation of roof mounted photovoltaic solar panels to the access towers and stadium shop of the Etihad Stadium.

Consultations & Notification Responses

Highway Services – Advised a Solar Glare Hazard Analysis has not been submitted and the glint and glare impacts on the surrounding highway network users is unclear.

Environmental Health – Recommended the submission of a construction management plan.

Transport for Greater Manchester – No comments to make.

Manchester Airport Safeguarding (Helipad) – No comments to make

Publicity - Neighbour notification letters were sent to surrounding properties and at the time of writing this report, no representations have been received because of this publicity.

Issues

Policy and Issues

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to the installation or alteration etc of solar equipment on non-domestic premises.

This allows the installation, alteration or replacement of:

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

J.1 Development is not permitted by Class J if—

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

Complies - The submitted planning drawings demonstrate that the proposed equipment will be installed on a flat roof (both the access towers and stadium shop).

(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

Complies - The proposed equipment will not be more than 1m higher than the highest part of the roof where installed on a flat roof, as shown on the submitted planning drawings.

(c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;

Complies - The required offset from the external edge of the roof will be achieved in all locations as shown on Drawing A.00 – Shop Roof Plan (received 2 April 25) and the 1:200 Tower Call Out Plan shown on Drawing SK300 (1 May 2025).

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

Complies - The site is not within on article 2(3) land.

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies - The site is not designated as a scheduled monument.

(f) The equipment will not be installed on a listed building or a building within the curtilage of a listed building.

Complies - The building is not listed.

The solar PV equipment has been sited so as to minimise its effect on the external appearance of the building and the amenity of the area.

Other matters

In response to Highways Officer comments, as per the criteria and conditions of the Class J, there is no requirement for a Solar Glare Hazard Analysis to be provided on highways users.

In response to the Environmental Health Officer comments and due to the scale of the development, a construction management plan is not considered to be proportionate or required under a prior approval of this nature.

Conclusion

As a result, the application proposals meet the requirement of Class J of Part 14, schedule 2 of the General Permitted Development Order 2015 as amended.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Condition(s) to be attached to decision for approval

The proposed development raises no adverse issues in respect of external appearance, glare or the general visual amenity of the area and accords with the requirements of Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Therefore, consent is hereby granted in accordance with the following information submitted as part of planning application referenced 142350/P14J/2025:

Received on the 7 March 2025:

- Planning Statement
- A.00 Existing Stadium Roof Plan
- A.00 Existing Shop Roof Plan

Received on the 2 April 2025:

A.00 – Stadium Shop Roof Plan

Received 1 May 2025:

A.00 – Etihad Stadium Proposed Roof Plan (Access Stairs)
SK300 – Stadium Roof Plan and Section

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Highway Services
Environmental Health
Transport For Greater Manchester
Helipad Manager

Excel House, City Of Manchester Stadium, Ashton New Road, Manchester, M11 3FF
8 Cromarty Walk, Manchester, M11 3JA
4 Cromarty Walk, Manchester, M11 3JA
284 Ashton New Road, Manchester, M11 3HY
314 Ashton New Road, Manchester, M11 3HY
14 Biscay Close, Manchester, M11 3JB
1 Aldershot Walk, Manchester, M11 3UQ
7 Jenkyn Walk, Manchester, M11 3UR
Flat At, 13 Grey Mare Lane, Manchester, M11 3DQ
Tonys Stadium Chippy, 13A Grey Mare Lane, Manchester, M11 3DQ
Flat 32, 2 Stuart Street, Manchester, M11 4DG
14 Stuart Street, Manchester, M11 4DN
6 Stuart Street, Manchester, M11 4DN
4 Stuart Street, Manchester, M11 4DN
Flat 15, 2B The Waterfront, Manchester, M11 4DB
Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 60, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 2, 2 Stuart Street, Manchester, M11 4DG
Flat 6, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Flat 28, 2A The Waterfront, Manchester, M11 4BX
Flat 21, 2A The Waterfront, Manchester, M11 4BX
Flat 26, 2A The Waterfront, Manchester, M11 4BX
Flat 10, 2A The Waterfront, Manchester, M11 4BX
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
7 Biscay Close, Manchester, M11 3JB
5 Biscay Close, Manchester, M11 3JB
13 Biscay Close, Manchester, M11 3JB
8 Fairisle Close, Manchester, M11 3JJ
7 Lightfoot Walk, Manchester, M11 3UP
5 Ashcombe Walk, Manchester, M11 3UN
27 Newcombe Close, Manchester, M11 3TF
2 Gibbon Street, Manchester, M11 4TA
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 3, 2 Stuart Street, Manchester, M11 4DG

Flat 41, 2 Stuart Street, Manchester, M11 4DG
10 Stuart Street, Manchester, M11 4DN
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
Flat 31, 2A The Waterfront, Manchester, M11 4BX
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2A The Waterfront, Manchester, M11 4BX
Flat 5, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2A The Waterfront, Manchester, M11 4BX
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
Rugby Football League, Rowsley Street, Manchester, M11 3FF
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
6 Biscay Close, Manchester, M11 3JB
10 Cromarty Walk, Manchester, M11 3JA
7 Aldershot Walk, Manchester, M11 3UQ
1 Cowper Walk, Manchester, M11 3UJ
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Flat 43, 2A The Waterfront, Manchester, M11 4BX
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Flat 48, 2A The Waterfront, Manchester, M11 4BX
Flat 38, 2A The Waterfront, Manchester, M11 4BX
Flat 54, 2A The Waterfront, Manchester, M11 4BX
Flat 45, 2A The Waterfront, Manchester, M11 4BX
Flat 50, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2A The Waterfront, Manchester, M11 4BX
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU
5 Aldershot Walk, Manchester, M11 3UQ
7 Ashcombe Walk, Manchester, M11 3UN
31 Newcombe Close, Manchester, M11 3TF
318 Ashton New Road, Manchester, M11 3HY
7 Cowper Walk, Manchester, M11 3UJ
Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG
Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG

Apartment 25, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Flat 57, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2A The Waterfront, Manchester, M11 4BX
Flat 30, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 23, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2A The Waterfront, Manchester, M11 4BX
Flat 16, 2A The Waterfront, Manchester, M11 4BX
Flat 3, 2A The Waterfront, Manchester, M11 4BX
Flat 44, 2A The Waterfront, Manchester, M11 4BX
Flat 29, 2A The Waterfront, Manchester, M11 4BX
Flat 53, 2A The Waterfront, Manchester, M11 4BX
Flat 41, 2A The Waterfront, Manchester, M11 4BX
12 Biscay Close, Manchester, M11 3JB
11 Biscay Close, Manchester, M11 3JB
6 Fairisle Close, Manchester, M11 3JJ
6 Cromarty Walk, Manchester, M11 3JA
Flat 2, 284A Ashton New Road, Manchester, M11 3HY
312 Ashton New Road, Manchester, M11 3HY
5 Lightfoot Walk, Manchester, M11 3UP
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2 Stuart Street, Manchester, M11 4DG
16 Stuart Street, Manchester, M11 4DN
Apartment 41, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Flat 35, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2A The Waterfront, Manchester, M11 4BX
Flat 18, 2A The Waterfront, Manchester, M11 4BX
Flat 42, 2A The Waterfront, Manchester, M11 4BX
Flat 22, 2A The Waterfront, Manchester, M11 4BX
10 Biscay Close, Manchester, M11 3JB
310A Ashton New Road, Manchester, M11 3HY
23 Newcombe Close, Manchester, M11 3TF
1 Jenkyn Walk, Manchester, M11 3UR
Mary D's Beamish Bar, 13 Grey Mare Lane, Manchester, M11 3DQ
Flat 53, 2 Stuart Street, Manchester, M11 4DG

Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
Apartment 20, 2B The Waterfront, Manchester, M11 4DB
Apartment 17, 2B The Waterfront, Manchester, M11 4DB
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
Flat 25, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
Flat 11, 2A The Waterfront, Manchester, M11 4BX
Flat 33, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2A The Waterfront, Manchester, M11 4BX
National Squash Centre, Rowsley Street, Manchester, M11 3FF
Tesla, 185 Ashton New Road, Manchester, M11 3DX
4 Fairisle Close, Manchester, M11 3JJ
10 Fairisle Close, Manchester, M11 3JJ
DANNYS HAIR DESIGN, First Floor And Second Floor, 286 Ashton New Road, Manchester, M11 3HY
316 Ashton New Road, Manchester, M11 3HY
21 Newcombe Close, Manchester, M11 3TF
3 Jenkyn Walk, Manchester, M11 3UR
5 Cowper Walk, Manchester, M11 3UJ
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
12 Stuart Street, Manchester, M11 4DN
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Flat 1, 2A The Waterfront, Manchester, M11 4BX
Flat 27, 2A The Waterfront, Manchester, M11 4BX
Flat 40, 2A The Waterfront, Manchester, M11 4BX
Flat 13, 2A The Waterfront, Manchester, M11 4BX
Flat 51, 2A The Waterfront, Manchester, M11 4BX
Flat 52, 2A The Waterfront, Manchester, M11 4BX
Flat 49, 2A The Waterfront, Manchester, M11 4BX
Flat 47, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2A The Waterfront, Manchester, M11 4BX
Flat 46, 2A The Waterfront, Manchester, M11 4BX
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
8 Biscay Close, Manchester, M11 3JB
9 Biscay Close, Manchester, M11 3JB

2 Cromarty Walk, Manchester, M11 3JA
Ground Floor, 286 Ashton New Road, Manchester, M11 3HY
Flat 1, 284A Ashton New Road, Manchester, M11 3HY
16 Biscay Close, Manchester, M11 3JB
3 Aldershot Walk, Manchester, M11 3UQ
5 Jenkyn Walk, Manchester, M11 3UR
25 Newcombe Close, Manchester, M11 3TF
3 Cowper Walk, Manchester, M11 3UJ
29 Newcombe Close, Manchester, M11 3TF
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG
Flat 37, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
Lock House, 7 Alan Turing Way, Manchester, M11 4DW
8 Stuart Street, Manchester, M11 4DN
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG
Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2A The Waterfront, Manchester, M11 4BX
Flat 39, 2A The Waterfront, Manchester, M11 4BX
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB
Flat 24, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2A The Waterfront, Manchester, M11 4BX

Appendix 2 – Planning constraints

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