Planning

Growth & Development

Delegated officer report for planning application

Application no.	143339/NMC/2025
Date registered valid:	1 July 2025
Proposal:	Non-material amendment to Planning Permission 135764/FO/2022 to vary the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage).
Address:	Etihad Stadium , Ashton New Road, Manchester, M11 3FF
Ward(s):	Ancoats & Beswick Ward
Applicant:	- John Sisk and Son Limited
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**Approve**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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

The application site is bounded by Joe Mercer Way and the Etihad Campus tram stop to the north and associated fan queue zones. The Metrolink stop is on the Ashton-under-Lyne to Eccles/MediaCityUK Metrolink line.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The Ashton Canal is situated to the north of the application site which comprises of towpath and cycle path routes linking the Site to Manchester City Centre, elsewhere in East Manchester and further afield in the other (eastwards) direction.

To the north of the Ashton Canal is the under-construction Co-op Live arena, which was granted Planning Permission on 23 Oct 2020 and is scheduled to complete towards the end of 2023 (Ref. 126431/FO/2020). The Manchester Tennis and Football Centre are located further to the north-west of the Site, beyond the Ashton Canal.

A large surface car park for the Etihad Campus occupies the land to the north between the former gasholder and Sportcity Way, which provides access to Alan Turing Way. An additional gasholder is located further west of the Site and the railway line. Beyond the gasholder to the north, the raised railway line acts to separate the residential neighbourhood in Miles Platting from the Etihad Campus and also the industrial uses to the east of Alan Turing Way and north of Philip's Park cemetery.

Given the nature of the former use of these gasholders and as they will not be brought back into active use in the future, the two associated Control of Major Accident Hazards Regulations (COMAH) zones, associated with the gasholders have been removed following confirmation from the Secretary of State.

The National Squash Centre borders the Site to the west. Beyond this is the Manchester Regional Arena, with the railway line segregating this from the industrial estate further to the west.

The area to the east of the Site comprises a surface car park and construction compound associated with the construction of Co-op Live. Alan Turing Way provides a hard border to the Etihad Campus to the east and comprises a four-lane boulevard with segregated cycle lanes.

To the east of Alan Turing Way are two nine storey residential apartment buildings, with a number of two-storey residential properties located beyond this in Clayton. The Eastlands District Centre is located further to the south-east, adding a positive contrast to and supporting the clusters of sports and entertainment facilities in this area.

Philips Park, with Philips Park Cemetery located to the north of the Park, are located to the north-east of the Site and Alan Turing Way and are separated by the River Medlock.

The Site is restricted to the south by the Etihad Stadium. Ashton New Road bounds the wider Etihad Campus to the south, with the area beyond this comprising a number of residential properties in Bradford and Beswick.

The Site is located within Ancoats and Beswick Ward. Clayton and Openshaw Ward is located to the east of the Site along Alan Turing Way, whilst Miles Platting and Newton Heath Ward is located circa 400m to the north of the Site.

Description of development

Non-material amendment to Planning Permission 135764/FO/2022 to vary the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage).

Consultations & Notification Responses

Flood Risk Management Team – No objections

Issues

This application proposes an amendment to the drainage strategy associated with planning permission135764/FO/2022.

The ramp and seating area, adjacent to the Tennis Centre, should have been considered as greenfield land and omitted from the drainage calculations.

The applicant is seeking to amend the wordings of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) in order to reflect the correct and revised drainage information.

The Applicant is not proposing to make any physical changes to the consented scheme or alter the way in which it would operate.

The change has been agreed with the Council's Flood Risk Management Team. The change is considered to be non material in nature and is acceptable.

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 polices 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

Condition(s) to be attached to decision for approval

1) The proposed seeks to vary the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage).

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

- Project North Stand Drainage Strategy Planning Amendment, prepared by Buro Happold. Dated 7 February 2025, received by the City Council, as Local Planning Authority, on the 1 July 2025

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council

as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

14) The drainage strategy shall be carried out in accordance with the Project North Stand Manchester Site Improvement Works Drainage Strategy Project no 053810 (Date 25 April 2023) received by the City Council, as Local Planning Authority, on the 26 April 2023 and Email from seweradoptions@uuplc.co.uk dated 06 June 2023 and Project North Stand Drainage Strategy Planning Amendment, prepared by Buro Happold. Dated 7 February 2025, received by the City Council, as Local Planning Authority, on the 1 July 2025.

The approved details shall be implemented as part of the development.

Reason - In the interest of a satisfactory drainage scheme being prepared for the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
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
Historic Landfill Site 50m Buffer -
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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL