

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 142686/FO/2025

Date registered valid: 23 April 2025

Proposal: Installation of temporary storage building for a period of 17 months.

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

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Harvey Bowcock Manchester City Football Club

Agent (if any):

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:
01.05.2025

Standard consultations:

Printed: 7 May 2025 Expired: 29 May 2025

Neighbour notifications

Printed: 29 April 2025 Expired: 21 May 2025

Site notice

Posted: 01
May 2025 Expired: 23 May 2025

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 temporary office building will be located in the Northeastern car park at the Etihad Stadium. Bordering Alan Turing Way, and Gibbon Street. At present multiple other small storage units are located within the site. The parking area is one of four that encircle the stadium. The Etihad Campus is large and currently supports multiple sports led venues and uses.



Figure 1 – Existing site

Description of development

The application relates to a temporary erection of a containerized office. The office will measure 35sqm, walls are made of UVPC, a harder form of PVC. The doors are to be made of aluminium, also, four double-glazed windows will be included in the structure. The temporary building will be delivered to the site already assembled and will be placed on the existing hard standing; no ground will be broken.

The development will function as a temporary storage space for matchday equipment, accessible by access code to grounds employees of the football club. The proposal is for a period of 17 months.

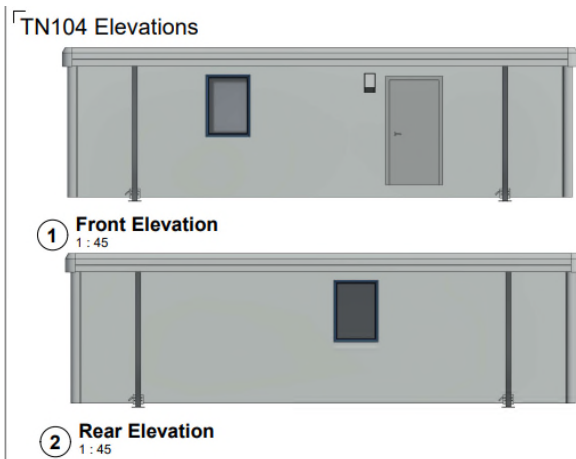


Figure 2 – Partial elevations of proposed storage.

Consultations & Notification Responses

Highway Services – No comments.

MCC Flood Risk Management – No comments.

Greater Manchester Police - No comments.

Transport For Greater Manchester - No comments.

United Utilities Water PLC - No comments.

Relevant History

- 112549/FO/2016/N2 - Installation of 8 no. Health Care Trailer Units for a temporary period of 5 years with associated boundary treatment, car parking and creation of new pedestrian access from Ashton New Road. - Approved September 2016
- 116049/FO/2017 - Temporary use of car park for siting of mobile medical facilities for a period of 5 years with new pedestrian access from Ashton New Road. - Approved June 2017
- 118125/FO/2017 - Erection of a single storey structure to form office and WC for a temporary period of 3 years. - Temporarily Approved January 2018

Policy

The following policies are relevant to consideration of this application:

Manchester Core Strategy 2012 to 2027

- SP1 Spatial Principles
- DM1 Development Management
- EC 7 Eastlands Strategic Employment Location
- C10 Leisure and the Evening Economy

- JP-J4 Industry and Warehousing Development
- JP-21 Sustainable Development
- JP-C6 Walking and Cycling

Saved Unitary Development Plan for Manchester

DC22 Footpath Movement

Policy 26 – Development and Noise

Other Material Considerations

Eastlands Regeneration Framework (2011)

National Planning Policy Framework

- Section 12 Achieving Well-Designed Places

Issues

Principle of Development

The proposal will see an additional temporary storage unit for matchday equipment. As such development is needed for the ongoing operation of the stadium. The Etihad Stadium, as the home of Manchester City Football Club, is a major source of economic vitality within Manchester. It attracts a global tourist base and forms a part of the city's entertainment economy. Given the container is only required for a period of 17 months it would not have any long-term impact on the area or future redevelopment opportunities at the stadium. For these reasons it meets policies EC7, SP1 and C10 and the Eastlands Regeneration Framework.

Visual Amenity

As an equipment shed that enables the continued functioning of a flagship football team the design is simple and unintrusive and the public benefit outweighs its less creative elements of design. As it is sequestered around identical structures, the storage unit does not negatively stand out or harm the coherence of the surrounding carpark thereby meeting policy DM1 and the National Planning Policy Framework Section 12.

Residential Amenity

The project does not require on-site construction as it is delivered in its complete form. The structure is too small to be visible outside of the grounds of the Etihad and therefore is not considered to be harmful to the residential amenity of the area thereby meeting policy C10.

Pedestrian Movement

The site area is the location of two significant arena venues with a collective capacity of over 84,000 people. As such it is imperative that new development does not impede movement of pedestrians, vehicles or cyclists. Specifically, policy DC22 refers to consideration of “unacceptable inconvenience” to pedestrians when assessing applications. The proposed development sits in an out-of-bounds area within the carpark. Normal pedestrian movement along the concourse surrounding the Etihad, and the Co-Op arena will not be impeded.

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

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

- 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:

Storage Unit Specification: RQ0220229869

Unit Layout and Elevations Drawing: REV B-TN104-Standard Layout

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) The permission hereby granted is for a limited period only, for 17 months from the date the temporary buildings are installed.

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).

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

Storage in association with Manchester City Football Club

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).

- 5) The use hereby permitted shall be discontinued no later than 17 months from installation 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).

- 6) One month prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved 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).

- 7) The permission hereby granted is for a storage building (with the exception of the windows) as detailed below:

Colours:

Goosewing Grey (ref: 10 A 05) - Walls, wall trim

Grey (00 A 05) - Columns, fascia

Slate grey (BS 18 B 25) - Doors

Reason - To safeguard visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
United Utilities Water PLC

Tonys Stadium Chippy, 13A Grey Mare Lane, Manchester, M11
3DQ Flat At, 13 Grey Mare Lane, Manchester, M11 3DQ 19
Newcombe Close, Manchester, M11 3TF
119 Newcombe Close, Manchester, M11 3TF
1 Jenkyn Walk, Manchester, M11 3UR
Mary D's Beamish Bar, 13 Grey Mare Lane, Manchester, M11
3DQ 7 Jenkyn Walk, Manchester, M11 3UR 5 Jenkyn Walk,
Manchester, M11 3UR
3 Jenkyn Walk, Manchester, M11 3UR
21 Newcombe Close, Manchester, M11 3TF
23 Newcombe Close, Manchester, M11 3TF

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
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 (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) -
Area Team Boundary - Name: CENTRAL