

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142146/FO/2025

Date registered valid: 17 March 2025

Proposal: Installation of wall fixed structure to allow for the display of a demountable 35m2 LED screen in association with events to be held for the Speedway.

Address: Belle Vue Leisure Centre, Kirkmanshulme Lane, Manchester, M12 4TF

Ward(s): Longsight Ward

Applicant: Belle Vue Speedway CEO Mark Lemon Belle Vue Speedway 2017 Limited

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 April 2025

Standard consultations:

Printed: 14 April 2025 Expired: 8 May 2025

Neighbour notifications

Printed: 14 April 2025 Expired: 8 May 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

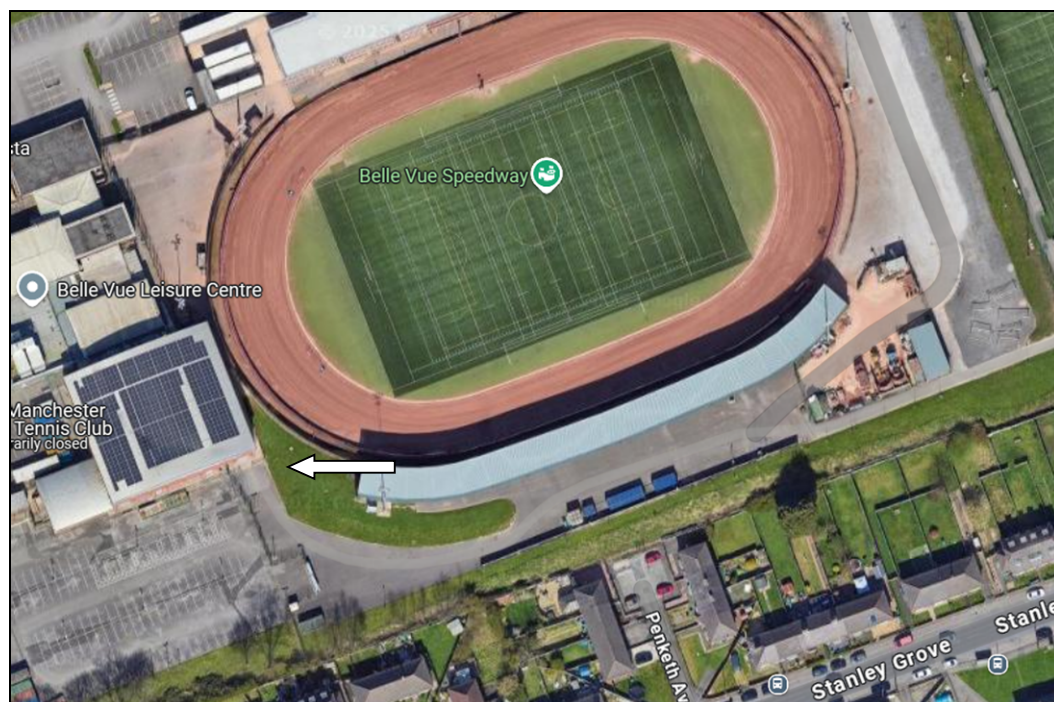
The application site relates to Belle Vue Sports Village and specifically Belle Vue Speedway stadium.

The speedway stadium includes a grandstand and spectator bowl with capacity for around 6,024 seats. For this application, the site relates specifically to the east facing elevation of one of the main sports villages building facing the circuit, as indicated by the red line on the below location plan.

The site is neighboured to the rear by the rear gardens of residential properties along Stanley Grove, separated from the site by an acoustic fence and a grassed strip of incidental open space.



The operation of the Speedway is restricted by its lease to only operate 43 events per calendar year (25 events in average recent years). Opening times on these race days are between 18.00 hrs - 22:30pm and bank holidays from 11.00 - 3:00pm. The proposed LED screen would only operate within these times.



Aerial view (extract Google Maps) – arrow indicating screen position

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is bounded by Kirkmanshulme Lane to the north, Pink Bank Lane to the west, the rear gardens of residential properties along Stanley Grove and Penketh Avenue to the south and the Belle Vue Greyhound and Speedway Stadium to the east.

The wider area mainly comprises two storey residential properties and various community facilities located within the neighbourhood of Gorton North.

Description of development

Permission is sought for the installation of wall fixed structure to allow for the display of a demountable 35 sqm LED screen to be used in association with events to be held for the Speedway.

The proposed sign measures 7.5 metres x 5 metres, with a depth 1.4 metres. The screen would be positioned towards the left-hand side of the east facing elevation, just below the eaves level.



Image showing example of proposed LED screen

Consultations & Notification Responses

Local Residents/Occupiers – 1 objection has been received from a neighbouring resident with concerns surrounding noise if the screen emits sound, as this would add to existing noise condition impacting nearby residents.

Environmental Health - The screen is proposed to be angled away from the residents to the south, so there should be no line of sight. As such, any significant potential for reflected light is unlikely and should therefore be acceptable. It understood that the screen would only be in use during events which is acceptable and should be conditioned.

Cadent – No objection. An 'informative' is requested about their assets and infrastructure.

Highway Services – It is noted that the proposed sign would be located within the site boundary and will not extend over the adopted highway.

The proposed screen would project towards the internal speedway/pitches. It is unclear whether the screen would be visible from the surrounding highway network. If the applicant requires video, animation or moving images to be displayed on the screen, further assessment may be required to determine whether the screen would be visible for passing road-users.

A condition is requested to restrict maximum luminance levels.

Policy

The following policies and guidance is considered relevant to the consideration of this application.

- Policies SP1, EC1, EC2, EC5, C10 and DM1 of the Manchester Core Strategy;
- Saved policies DC14 and DC26 of the Unitary Development Plan for the City of Manchester;
- Places for Everyone Joint Development Plan;
- National Planning Policy Framework (NPPF).

Issues

Principle

The general principle of development that supports and improves an existing employment site and leisure facility is considered acceptable and compliant with the aforementioned policy and guidance. In this case, the proposal is considered acceptable subject to assessment of the below matters.

Amenity

Given the angled location of the proposed screen, which is positioned in an inward facing position, in an easterly direction towards the grandstand, any views of the screen from the nearest residential properties to the south along Stanley Grove would be limited - particularly as the nearest affected properties are gable facing.

The screen is proposed to only operate during limited evening hours and only when Speedway events take place, (presently restricted to 43 per calendar year). Conditions have been included to restrict the usage of the screen to align with Speedway event times and also to the level of illumination. On this basis, the impact to residential amenity is considered satisfactory.

A neighbouring residential occupier has raised concerns about potential noise nuisance if the screen was to play sound.

The applicant has confirmed that the screen would not directly play sound, but any associated sound would be played through the existing PA system, previously assessed as being acceptable as part of the original permission for the stadium.

Given the noise limitations on the use of the PA system and background noise levels during events i.e racing motorbikes and sound from the crowd, any noise impact is likely to be negligible. A further condition has been included to prevent the screen from playing sound directly. As such, the impact to amenity is considered acceptable.

Highway Impact and Public Safety

Given the siting of the proposed screen, its angled position towards the internal track circuit, tree cover along Kirkmanshulme Lane which provides some screening and the separation distance to the highway, any impact to the operation of the highway along Kirkmanshulme Lane by way of any distraction to motorists would be limited.

Conditions have been included in relation to maximum illuminance levels and to restrict its use during events only. On this basis, the impact to public safety is considered satisfactory.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Drawing referenced A (elevation/section) and location plan, received by the City Council as Local Planning Authority on 12 February 2024 and 2 May 2025, respectively.

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) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

4) The LED screen hereby approved shall only be operational during authorised Speedway events and at no other time.

Reason - To safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) The maximum luminance level of the LED screen hereby approved shall not exceed 300 cd/m² during the hours of darkness and 600 cd/m² during daylight hours.

Reason - To safeguard residential amenity, pursuant to saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) The LED screen hereby approved shall not play any amplified sound at any time. Any sound shall be limited to the use of the PA system in connection with the operation of the stadium.

Reason - To safeguard residential amenity from adverse noise conditions, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

133 Stanley Grove, Longsight, Manchester, M12 5QH
145 Kirkmanshulme Lane, Manchester, M12 4TP
127 Stanley Grove, Longsight, Manchester, M12 5QH
153 Kirkmanshulme Lane, Manchester, M12 4TP
215 Stanley Grove, Longsight, Manchester, M18 7DL
209 Stanley Grove, Longsight, Manchester, M18 7DL
183 Stanley Grove, Longsight, Manchester, M18 7DL
163 Stanley Grove, Longsight, Manchester, M18 7DL
3 Pit Meadows Drive, Manchester, M18 7EH
5 Pit Meadows Drive, Manchester, M18 7EH
19 Pit Meadows Drive, Manchester, M18 7EH
265 Stanley Grove, Longsight, Manchester, M18 7DP
259 Stanley Grove, Longsight, Manchester, M18 7DP
241 Stanley Grove, Longsight, Manchester, M18 7DP
239 Stanley Grove, Longsight, Manchester, M18 7DP
271 Stanley Grove, Longsight, Manchester, M18 7DP
27 Fairground Road, Manchester, M18 7FJ
40 Fairground Road, Manchester, M18 7FJ
5 Pink Bank Lane, Manchester, M12 5GH
Ducie Athletics Facility, Pink Bank Lane, Manchester, M12 5GL
4 Pink Bank Lane, Manchester, M12 5GH
147 Kirkmanshulme Lane, Manchester, M12 4TP
125 Stanley Grove, Longsight, Manchester, M12 5QH
8 Pencombe Close, Manchester, M12 4TA
13 Hoskins Close, Manchester, M12 4JX
179 Stanley Grove, Longsight, Manchester, M18 7DL
165 Stanley Grove, Longsight, Manchester, M18 7DL
167 Stanley Grove, Longsight, Manchester, M18 7DL
157 Stanley Grove, Longsight, Manchester, M18 7DL
155 Stanley Grove, Longsight, Manchester, M18 7DL
201 Stanley Grove, Longsight, Manchester, M18 7DL
193 Stanley Grove, Longsight, Manchester, M18 7DL
225 Stanley Grove, Longsight, Manchester, M18 7DL
17 Pit Meadows Drive, Manchester, M18 7EH
261 Stanley Grove, Longsight, Manchester, M18 7DP
255 Stanley Grove, Longsight, Manchester, M18 7DP
253 Stanley Grove, Longsight, Manchester, M18 7DP
24 Fairground Road, Manchester, M18 7FJ
26 Fairground Road, Manchester, M18 7FJ
30 Fairground Road, Manchester, M18 7FJ
31 Fairground Road, Manchester, M18 7FJ
2 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Pink Bank Lane, Manchester, M12 5GH
6 Pink Bank Lane, Manchester, M12 5GH
139 Stanley Grove, Longsight, Manchester, M12 5QH
10 Pencombe Close, Manchester, M12 4TA
217 Stanley Grove, Longsight, Manchester, M18 7DL
219 Stanley Grove, Longsight, Manchester, M18 7DL

151 Stanley Grove, Longsight, Manchester, M18 7DL
149 Stanley Grove, Longsight, Manchester, M18 7DL
197 Stanley Grove, Longsight, Manchester, M18 7DL
191 Stanley Grove, Longsight, Manchester, M18 7DL
7 Penketh Avenue, Manchester, M18 7DG
11 Pit Meadows Drive, Manchester, M18 7EH
13 Pit Meadows Drive, Manchester, M18 7EH
263 Stanley Grove, Longsight, Manchester, M18 7DP
257 Stanley Grove, Longsight, Manchester, M18 7DP
247 Stanley Grove, Longsight, Manchester, M18 7DP
243 Stanley Grove, Longsight, Manchester, M18 7DP
237 Stanley Grove, Longsight, Manchester, M18 7DP
32 Fairground Road, Manchester, M18 7FJ
34 Fairground Road, Manchester, M18 7FJ
14 Fairground Road, Manchester, M18 7FJ
129 Stanley Grove, Longsight, Manchester, M12 5QH
1 Pink Bank Lane, Manchester, M12 5GH
1 Ellen Wilkinson Crescent, Manchester, M12 4JU
215A Stanley Grove, Longsight, Manchester, M18 7DL
169 Stanley Grove, Longsight, Manchester, M18 7DL
161 Stanley Grove, Longsight, Manchester, M18 7DL
19 Fairground Road, Manchester, M18 7FJ
4 Penketh Avenue, Manchester, M18 7DG
1 Penketh Avenue, Manchester, M18 7DG
245 Stanley Grove, Longsight, Manchester, M18 7DP
36 Fairground Road, Manchester, M18 7FJ
4 Pit Meadows Drive, Manchester, M18 7EH
16 Fairground Road, Manchester, M18 7FJ
2 Kings Hall Drive, Manchester, M18 7FN
137 Stanley Grove, Longsight, Manchester, M12 5QH
135 Stanley Grove, Longsight, Manchester, M12 5QH
145 Stanley Grove, Longsight, Manchester, M18 7DL
3 Pink Bank Lane, Manchester, M12 5GH
Belle Vue Centre, Pink Bank Lane, Manchester, M12 5GL
149 Kirkmanshulme Lane, Manchester, M12 4TP
12 Pencombe Close, Manchester, M12 4TA
4 Pencombe Close, Manchester, M12 4TA
3 Ellen Wilkinson Crescent, Manchester, M12 4JU
9 Hoskins Close, Manchester, M12 4JX
211 Stanley Grove, Longsight, Manchester, M18 7DL
177 Stanley Grove, Longsight, Manchester, M18 7DL
171 Stanley Grove, Longsight, Manchester, M18 7DL
153 Stanley Grove, Longsight, Manchester, M18 7DL
199 Stanley Grove, Longsight, Manchester, M18 7DL
3 Penketh Avenue, Manchester, M18 7DG
1 Pit Meadows Drive, Manchester, M18 7EH
267 Stanley Grove, Longsight, Manchester, M18 7DP
233 Stanley Grove, Longsight, Manchester, M18 7DP
23 Fairground Road, Manchester, M18 7FJ
38 Fairground Road, Manchester, M18 7FJ
304 Kirkmanshulme Lane, Manchester, M18 7BB
8 Ellen Wilkinson Crescent, Manchester, M12 4JU
131 Stanley Grove, Longsight, Manchester, M12 5QH
11 Hoskins Close, Manchester, M12 4JX

223 Stanley Grove, Longsight, Manchester, M18 7DL
203 Stanley Grove, Longsight, Manchester, M18 7DL
185 Stanley Grove, Longsight, Manchester, M18 7DL
167A Stanley Grove, Longsight, Manchester, M18 7DL
159 Stanley Grove, Longsight, Manchester, M18 7DL
2 Penketh Avenue, Manchester, M18 7DG
5 Penketh Avenue, Manchester, M18 7DG
7 Pit Meadows Drive, Manchester, M18 7EH
9 Pit Meadows Drive, Manchester, M18 7EH
249 Stanley Grove, Longsight, Manchester, M18 7DP
269 Stanley Grove, Longsight, Manchester, M18 7DP
22 Fairground Road, Manchester, M18 7FJ
28 Fairground Road, Manchester, M18 7FJ
44 Fairground Road, Manchester, M18 7FJ
18 Fairground Road, Manchester, M18 7FJ
300 Kirkmanshulme Lane, Manchester, M18 7BB
6 Ellen Wilkinson Crescent, Manchester, M12 4JU
123 Stanley Grove, Longsight, Manchester, M12 5QH
7 Pink Bank Lane, Manchester, M12 5GH
143 Kirkmanshulme Lane, Manchester, M12 4TP
St Peters RC High School, 142 Kirkmanshulme Lane, Manchester, M12 4WB
14 Pencombe Close, Manchester, M12 4TA
17 Hoskins Close, Manchester, M12 4JX
187 Stanley Grove, Longsight, Manchester, M18 7DL
15 Hoskins Close, Manchester, M12 4JX
19 Hoskins Close, Manchester, M12 4JX
205 Stanley Grove, Longsight, Manchester, M18 7DL
8 Penketh Avenue, Manchester, M18 7DG
227 Stanley Grove, Longsight, Manchester, M18 7DL
221 Stanley Grove, Longsight, Manchester, M18 7DL
235 Stanley Grove, Longsight, Manchester, M18 7DP
17 Fairground Road, Manchester, M18 7FJ
2 Pit Meadows Drive, Manchester, M18 7EH
42 Fairground Road, Manchester, M18 7FJ
302 Kirkmanshulme Lane, Manchester, M18 7BB
2 Pink Bank Lane, Manchester, M12 5GH
6 Pencombe Close, Manchester, M12 4TA
151 Kirkmanshulme Lane, Manchester, M12 4TP
213 Stanley Grove, Longsight, Manchester, M18 7DL
207 Stanley Grove, Longsight, Manchester, M18 7DL
189 Stanley Grove, Longsight, Manchester, M18 7DL
181 Stanley Grove, Longsight, Manchester, M18 7DL
175 Stanley Grove, Longsight, Manchester, M18 7DL
173 Stanley Grove, Longsight, Manchester, M18 7DL
147 Stanley Grove, Longsight, Manchester, M18 7DL
195 Stanley Grove, Longsight, Manchester, M18 7DL
6 Penketh Avenue, Manchester, M18 7DG
National Speedway Stadium Belle Vue Arena, 148 Kirkmanshulme Lane, Manchester, M12 4WB
231 Stanley Grove, Longsight, Manchester, M18 7DL
229 Stanley Grove, Longsight, Manchester, M18 7DL
15 Pit Meadows Drive, Manchester, M18 7EH
251 Stanley Grove, Longsight, Manchester, M18 7DP
20 Fairground Road, Manchester, M18 7FJ

21 Fairground Road, Manchester, M18 7FJ
25 Fairground Road, Manchester, M18 7FJ
29 Fairground Road, Manchester, M18 7FJ
6 Pit Meadows Drive, Manchester, M18 7EH
4 Kings Hall Drive, Manchester, M18 7FN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m 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 (Less) -

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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 (Middle) -

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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) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA