

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141663/FO/2024
Date registered valid: 11 December 2024
Proposal: Retention of ancillary single storey building
Address: FC United of Manchester, 310 Lightbowne Road, Manchester, M40 0FJ
Ward(s): Moston Ward

Applicant: Nigel Brookes, FC United of Manchester
Agent (if any):
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 6 January 2025

Standard consultations:

Printed: 23 December 2024

Expired: 16 January 2025

Neighbour notifications

Printed: 23 December 2024

Expired: 16 January 2025

Site notice

Posted: 6 January 2025

Expired: 27 January 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Background

In 2012, planning permission was granted for the redevelopment of the former Ronald Johnson playing fields, a 5.2ha area of open space within Broadhurst Park, for a new 5000 capacity sport stadium and associated community pitches. The stadium, community pitches and associated infrastructure became operational in May 2015 and is the home ground of FC United of Manchester.

Temporary planning permission was granted in in December 2015 for a part retrospective application for the siting of a single storey modular building fronting Lightbowne Road and 2 x storage cabins to edge of car parking area for a temporary period of 18-months (110364/FO/2015/N1). This planning permission expired on the 10 July 2017. A further application was approved in May 2017 (116254/FO/2017) to renew the temporary planning permission for a further 3 years, following which there was a further renewal of permission for another 3 years in 2021 (131177/FO/2021). This permission expired on 26 November 2024.

The two storage cabins were removed from the site as they were no longer required.

It is now sought to retain the building on a permanent basis.

Description of site/building and surroundings

The application site comprised an area of soft landscaping adjacent to Lightbowne Road. Prior to the installation of the modular building, the site was laid to grass and formed part of the landscaping setting and recreational offer at Broadhurst Park. The building now forms part of the wider FC United complex, following permission being granted for the sports stadium.

The wider FC United site is bounded by a mature hedge and trees to the north west which runs parallel with Lightbowne Road. To the east and south of the site is the main stadium and

ancillary pitches. The land adjacent to the edge of the car park is bounded by 335 St Mary's Road to the south and the main stadium, car parking and ancillary pitches to the north and west.

The complex is situated within a predominately residential area, with two storey residential properties being located along St Mary' Road along and flats at Sydney Jones Court. To the north of Broadhurst Park is St Mary's C of E Primary School. To the west of the site, on the opposite side of Lightbourne Road, is Broadhurst Park playing fields.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the retention of an ancillary single storey building to be used in conjunction with the sporting activities of FC United.



View of application building

The building is situated to the left-hand side of the main vehicular entrance to the sports ground behind a tree/hedged lined perimeter. The immediate area around the building is surrounded by lawn with a footpath leading to the main access route.

The building is clad in timber and incorporates a shallow, dual-pitched roof.

The building has a history of temporary permissions stemming back to 2015. It is now sought to retain the building on a permanent basis.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – The building does not appear to impact on the existing parking layout or servicing arrangements.

It is noted that there would be no increase in the number of employees. In terms of trip generation, it is accepted that retention of the modular building will have no significant impact on the surrounding highway network.

The site provides 162 car parking spaces. There is currently spare parking capacity within the site's internal car park layout on non-matchdays which will accommodate the parking demand associated with the commercial and community use. The site also provides 80no. cycle parking spaces in the form of 40no. Sheffield stands.

It is assumed that refuse storage and collection arrangement associated with the modular building will remain as existing.

Environmental Health – No objection. Conditions are requested in relation to hours of use and waste management.

Greater Manchester Police (Design for Security) - It is highly recommended there are frequent inspections and prompt repairs of any security features (such as doors, windows, glazing, grilles, building fabric, alarm system, CCTV etc.) to ensure that an adequate level of security is maintained.

Cadent – No objection. An 'informative' is requested with regard to their assets and infrastructure.

Relevant Planning History

131177/FO/2021

Retention of single storey modular building fronting Lightbowne Road for a temporary period of 3 years. *Approved 26 November 2021.*

116254/FO/2017

Retention of single storey modular building fronting Lightbowne Road and 2 x storage cabins to edge of car parking area for a temporary period of 3 years. *Approved 22 August 2017.*

110364/FO/2015/N1

Part retrospective application for the siting of a single storey modular building fronting Lightbowne Road and 2 x storage cabins to edge of car parking area for a temporary period of 18 months. *Approved 11 December 2015.*

096289/FO/2011/N1

Erection of sports stadium (capacity circa 5000), club house, sports pitches and associated car parking and landscaping. *Approved 6 July 2012.*

Policies

The following policies and guidance are considered relevant to the consideration of this application:

- Policies DM1, T2, EN9 and EN19 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- Places for Everyone Joint Development Plan;
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the building at the application site, albeit temporary, was established through the various temporary planning permissions.

The purpose of the proposed building is to provide much needed temporary accommodation to enable the football club to meet particular needs with regard to the staff, the clubs' academy and community use needs. For the applicant to continue to provide sufficient accommodation to meet its aspirations, obligations and functions, the club requires the building on a permanent basis.

The structure is located on areas of amenity landscaping which was a key concept of the original planning permission to provide recreational benefits for the local community and to enhance the landscaped setting of the stadium buildings. The site area forms part of the landscaped frontage to the main stadium, with the other site forming a landscaped buffer to the edge of the car park.

Whilst the structure results in the permanent removal of small sections of amenity landscaping from the overall provision at the site, the area is not considered particularly sensitive and only results in the removal of a very small section of grass.

It is considered that on balance; to support the activities and demand for accommodation at the stadium, the loss of the grassed area is outweighed by the overall benefit to the football and community needs of the area who will benefit from increased access to facilities.

Siting

The building is sited adjacent to the Lightbowne Road frontage parallel with an existing hedge. The building measure 14 metres in length and 9 metres in width. The siting of the structure behind the hedge provides a screen to the structure from those travelling along Lightbowne Road. Whilst there is a view of the building from within the stadium grounds, the structure is positioned well away from the front entrance of the main stand, and the more sensitive areas of amenity space, therefore protecting the visual amenity and setting of the main stand and wider grounds. Overall, it is considered that the siting of the structures has been designed to minimise any impact on any sensitive views within the existing site and green infrastructure.

Scale

The modular building is single storey in height, measuring 3.5 metres. Given the low-level nature of the building in comparison to the main FC United building and stadium, there is a negligible impact as a result of scale.

The surrounding context is characterised by the stadium itself which is a much taller building covering a large footprint. As a result, the proposed building would appear a subservient to the main stadium and considered modest addition within the overall context of Broadhurst Park. Further, given the existing hedge line, the building is barely visible from Lightbowne Road and is situated opposite Broadhurst Park, out so sight of residential properties along this frontage, discreetly located to a corner of the wider site. As such, it is not considered there is any harmful impact as a result of scale.

Appearance

The building is of a simple design, clad in timber. Set against the backdrop formed by the hedge and tree line beyond, the building has a cabin type of appearance and blends effectively into its surroundings with a neutral impact to visual amenity.

Amenity

Given the use of the wider site as a football stadium involving outdoor pitches, the community type and ancillary uses for which the building is used for, coupled with existing background noise and the distance to the nearest residential properties is not known to present any amenity issues of concerns in terms of levels of activity, noise or disturbance.

As a safeguard, a condition is included to ensure the building does not operate outside the hours of 08.00 to 23.00 daily.

On this basis, the impact to amenity is considered acceptable.

Trees/hedges (Ecology)

The building is in close proximity to an existing hedge and trees which provide an important green buffer between Lightbowne Road and the activities of the site. The impact on the hedge and trees is, however, minimised through the siting of the building away from the hedge which will therefore protect the health and ecology of the trees and hedge.

Security

It is considered that the structure is robust and the windows and doors to the modular building can be securely locked. The area is covered by CCTV and lighting.

Greater Manchester Police (Design for Security) advise that there are frequent inspections and prompt repairs of any security features (such as doors, windows, glazing, grilles, building fabric, alarm system, CCTV etc.) to ensure that an adequate level of security is maintained. An appropriate 'informative' is included.

Car parking

The building is used ancillary to the main complex and adequately caters for the car demands at the site even with the addition of the modular building.

The wider site provides 162 car parking spaces and there is currently spare parking capacity within the site's internal car park layout on non-matchdays caters for parking demand

Highway Services have not raised any issues in this regard due to the proposal not affecting the parking or servicing arrangements or having any likely impact on the capacity of the local road network.

Waste management

The existing waste management arrangements adequately cater for the building, and it is not considered any additional waste storage requirements are required.

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 hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan and photographs, received by the City Council as Local Planning Authority on 11 December 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) The building hereby approved shall not be open outside the following hours:

08:00 to 23:00 hrs daily

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be used for purposes ancillary to the use of the football club only 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.

Informatives

- 1) Greater Manchester Police (Design for Security) highly recommend that there are frequent inspections and prompt repairs of any security features (such as doors, windows, glazing, grilles, building fabric, alarm system, CCTV etc.) to ensure that an adequate level of security is maintained.
- 2) 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
Greater Manchester Police

Flat 14, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Broadhurst Park Community Centre, Lightbowne Road, Manchester, M40 0HJ
St Marys CE Primary School, St Mary's Road, Manchester, M40 0DF
Flat 27, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 25, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 23, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 20, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 18, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 16, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 11, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 9, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 7, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 4, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
289 St Mary's Road, Manchester, M40 0BF
Flat 30, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
311 St Mary's Road, Manchester, M40 0BF
305 St Mary's Road, Manchester, M40 0BF
303 St Mary's Road, Manchester, M40 0BF
283 St Mary's Road, Manchester, M40 0BF
299 St Mary's Road, Manchester, M40 0BF
287 St Mary's Road, Manchester, M40 0BF
285 St Mary's Road, Manchester, M40 0BF
281 St Mary's Road, Manchester, M40 0BF
335 St Mary's Road, Manchester, M40 0BF
309 St Mary's Road, Manchester, M40 0BF
Flat 3, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 2, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
307 St Mary's Road, Manchester, M40 0BF
301 St Mary's Road, Manchester, M40 0BF
297 St Mary's Road, Manchester, M40 0BF
295 St Mary's Road, Manchester, M40 0BF
Flat 1, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
291 St Mary's Road, Manchester, M40 0BF
279 St Mary's Road, Manchester, M40 0BF
277 St Mary's Road, Manchester, M40 0BF
275 St Mary's Road, Manchester, M40 0BF
Moorhey Cottage, St Mary's Road, Manchester, M40 0BF
293 St Mary's Road, Manchester, M40 0BF
Flat 31, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 29, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 28, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 26, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 24, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 22, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 21, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 19, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 17, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH

Flat 15, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 12, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 10, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 8, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 6, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH
Flat 5, Sydney Jones Court, 333 St Mary's Road, Manchester, M40 0BH

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 (Middle) -
Area Team Boundary - Name: NORTH AREA