

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141204/P14J/2024
Date registered valid: 10 October 2024
Proposal: Installation of roof mounted solar photovoltaic modules.
Address: City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
Ward(s): Clayton & Openshaw Ward

Applicant: Manchester City Football Club & Clearvolt
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: 04.12.2024

Application details

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

Development type: Notifications

Date of site visit: 14 October 2024

Standard consultations:

Printed: 14 October 2024 Expired: 4 November 2024

Neighbour notifications

Printed: 14 October 2024 Expired: 4 November 2024

Site notice

Posted: 14 October 2024 Expired: 4 November 2024

Press advert

Published: 22 October 2024 Expired: 5 November 2024

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.



Figure 1 – Aerial of the site

Description of development

The proposals seeks prior approval for installation of roof mounted photovoltaic solar panels to the groundsman workshop, which forms part of the CFA complex.

Consultations & Notification Responses

Highway Services - Confirmed that a Solar Glare Hazard Analysis is not required. This is because given the angle of the proposed modules and existing boundary treatment between the site and Clay Lane, glare impacts are not anticipated. Recommended that a Construction Management Plan is conditioned to ensure all works are undertaken within the site curtilage without impact on existing access/circulation and parking.

Environmental Health - Have no comments regarding the application.

Manchester Airport Safeguarding Officer - Have no objection to this development. Have included an informative at their request concerning the procedures for crane and tall equipment notifications.

Publicity - Neighbour notification letters were sent to surrounding properties and a site notice was displayed near the site. At the time of writing this report, no representations have been received because of this publicity.

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.

(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.

(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. In addition, it is not considered that the installation would give rise to impacts in respect of glare on occupiers of neighbouring land.

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 OR Reasons for recommendation to refuse

1) 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 141204/P14J/2024;

Received on the 10 October 2024:

- Planning Statement

Received on the 3 December 2024

- Proposed Roof Plan, Section and Aerial View: 23-021-BAL-Z-L1-DR-A-21012

Informatives

- 1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk.
- 2) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Manchester Airport Safeguarding Officer

Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS

MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL