

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141212/FO/2024
Date registered valid: 22 October 2024
Proposal: Installation of ground mounted solar PV 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: 17.12.24

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 November 2024

Standard consultations:

Printed: 29 October 2024 Expired: 19 November 2024

Neighbour notifications

Printed: 29 October 2024 Expired: 19 November 2024

Site notice

Posted: 8 November 2024 Expired: 29 November 2024

Press advert

Published: 5 November 2024 Expired: 19 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The City Football Academy (CFA) lies to the south eastern 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.

Description of development

Permission is sought for the installation of ground mounted solar panels to existing embankments and undeveloped areas lying towards the eastern boundary of the wider CFA complex.

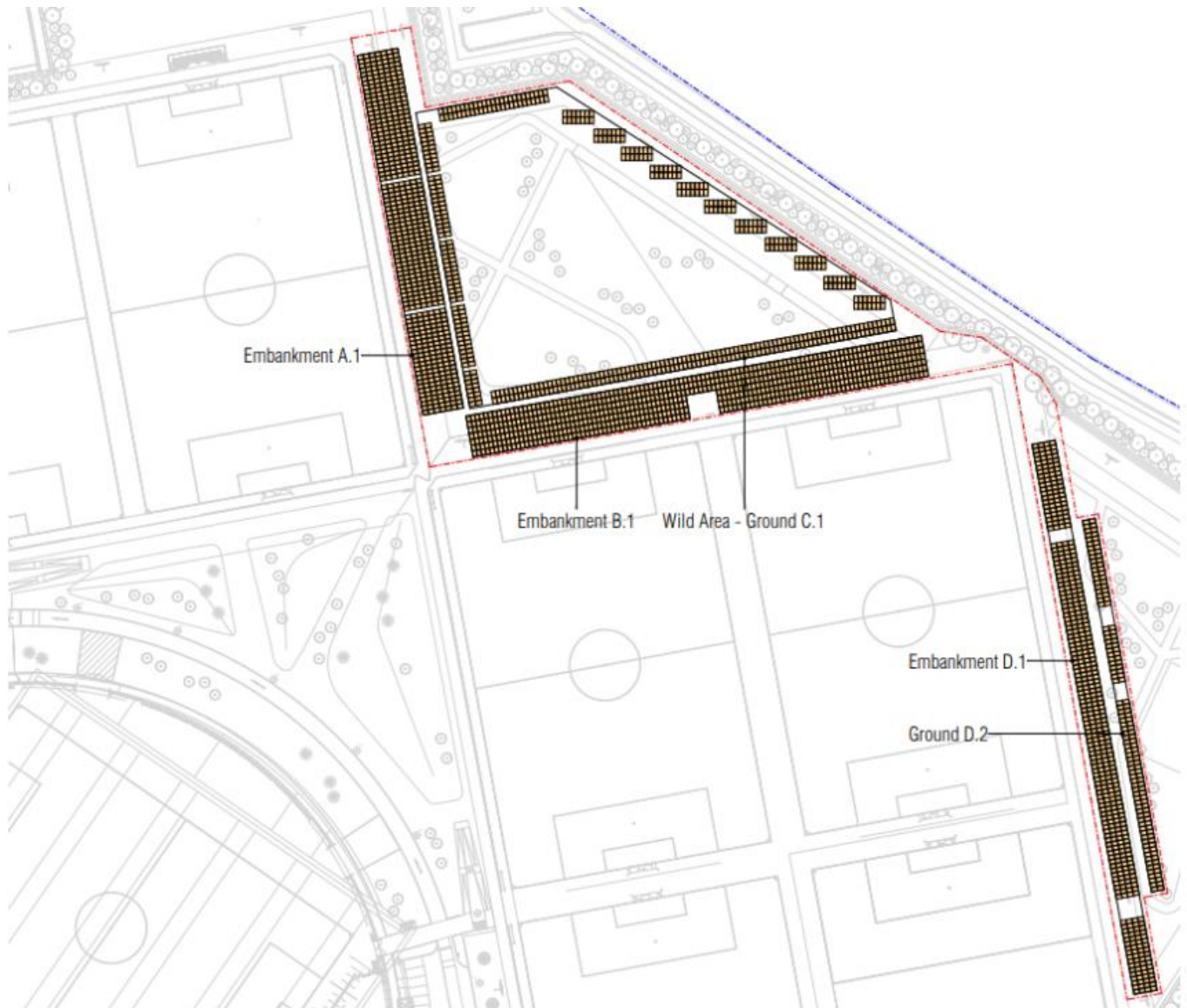


Figure 1 – Proposed Site Plan

Relevant Planning History

141204/P14J/2024 – Installation of roof mounted solar photovoltaic modules. Decision: Approved 4.12.24

139535/P14J/2024 - Prior Approval for the installation of roof mounted solar photovoltaic modules. Decision: Approved 25.04.2024

Consultations & Notification Responses

Highway Services – No objections

Transport For Greater Manchester – No objections

Manchester Airport Safeguarding Officer – No objections

Metrolink – No objections

Greater Manchester Ecological Unit – The Metric indicates that Net Gain in Biodiversity could be achieved but there are no details of where the new habitats will be located, or any planting

details. The habitat improvements would not be considered significant and therefore can be secured by use of a Condition.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN 5 - Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN 7 – Energy Infrastructure opportunities
- Policy EN 15 – Biodiversity and Geological Conservation
- Policy DM1 – Development Management

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP – G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1 - Sustainable Places

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 12 – Achieving well-designed places

Issues

Principle

The proposed development relates to the installation of ground mounted solar panels to existing embankments. The Manchester City Football Club are committed to minimising emissions by setting an ambitious target of achieving net zero by 2030.

The installation of a zero carbon energy sources is supported by policy EN4 of the Manchester Core Strategy (2012), which encourages developments to improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. In addition, Policy JP-S2 of Places for Everyone Joint Development Plan highlights the promotion of retrofitting existing buildings with measures to improve energy efficiency and that the relevant Council's should take a positive approach to renewable and low carbon energy schemes.

Visual Amenity

The solar panels would be located on the eastern edge of the CFA and would be ground mounted. Considering the existing vegetation along the boundary of the site, there would be limited visibility from public viewpoint.

Public Safety

A large portion of the proposed solar panels would be located within the northern east corner of the site which borders the Ashton Canal. However, there would be a section to the east of the site which borders Clayton Lane as shown below in Figure 2.

The Local Authority's Highways Officer notes the existing slope of the embankment and proposed section (Figure 3) clearly shows the solar panels would be orientated away from Clayton Lane. Therefore, the proposal is not considered to result in any harm to the highway network and there would be no issues to public safety.

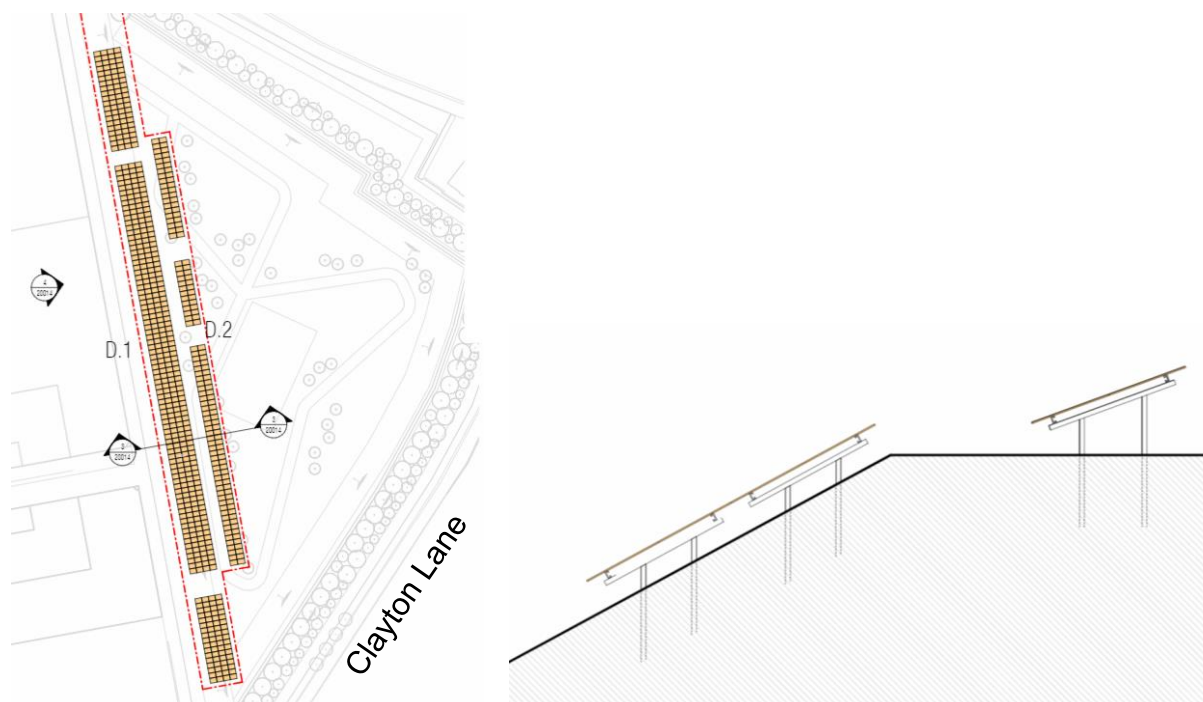


Figure 2 – Location of solar panels within the site and proposed section drawing

Biodiversity Net Gain

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The statutory metric has been provided and indicates 10% BNG can be achieved through on-site through the creation and enhancement of areas of modified grassland and species-rich hedgerow.

Greater Manchester Ecological Unit have been consulted and have no objections, confirming the on-site mitigate can be achieved and 10% BNG can be provided. However, the applicant has not submitted a Biodiversity Gain Plan which provides details of where the new habitats will be located and any planting details. This has been requested through a pre-commencement condition.

Also, the applicant is required to submit a Habitat Management and Monitoring Plan (the HMMP) to the local planning authority. Once approved, further notice shall be given to the Council when the HMMP has been implemented etc.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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:

- Location Plan: 23-021-BAL-Z-L1-DR-A-20010
- Proposed Site Plan: 23-021-BAL-Z-L1-DR-A-20012
- Proposed Plan, Elevation and Sections (A.1, B.1 & C.1): 23-021-BAL-Z-L1-DR-A-20013
- Proposed Plan, Elevation and Sections (D.1 & D.2): 23-021-BAL-Z-L1-DR-A-20014
- Planning Statement
- PV Panel Specification

All stamped as received by the City Council as Local Planning authority on the Received 11 October 2024

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 and the National Planning Policy Framework.

3) Prior to commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report Ref: 2617024, for Manchester City Football Club, received 22 October 2024 and prepared by ELG Planning.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the LPA. It shall be prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development hereby approved; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

Prior to the use of the ground mounted solar PV modules hereby approved:

- (h) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
- (i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policy EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Transport For Greater Manchester
Manchester Airport Safeguarding Officer
Greater Manchester Ecology Unit
Helipad Manager

Flat 2, 1 Croft Street, Manchester, M11 4RQ
Flat 1, 1 Croft Street, Manchester, M11 4RQ
33 Croft Street, Manchester, M11 4RQ

564 Ashton New Road, Manchester, M11 4RP
566 Ashton New Road, Manchester, M11 4RP
Wolf Engineering Ltd, Victoria Works, Croft Street, Manchester, M11 4RQ
34 Croft Street, Manchester, M11 4RQ
Phoenix Motors, Victoria Works, Croft Street, Manchester, M11 4RQ
Victoria Works, Croft Street, Manchester, M11 4RQ
Garage Junction Linfield Street, Croft Street, Manchester, M11 4RQ
572 Ashton New Road, Manchester, M11 4RP
570 Ashton New Road, Manchester, M11 4RP
Air Products Plc, Clayton Lane, Manchester, M11 4SR
303 Clayton Lane, Manchester, M11 4SX
564 - 566 Ashton New Road, Manchester, M11 4RP
1 Emily Beavan Close, Manchester, M11 2JY
Vehicle Repair Workshop, Side Street, Manchester, M11 4DZ
Flat Above, 572 Ashton New Road, Manchester, M11 4RP
Ardwick Lads Amateur Boxing Club, 308 Clayton Lane, Manchester, M11 2AG
6 Torness Walk, Manchester, M11 2GY
4 Torness Walk, Manchester, M11 2GY
2 Torness Walk, Manchester, M11 2GY
4 Elrick Walk, Manchester, M11 2GX
2 Elrick Walk, Manchester, M11 2GX
3 Emily Beavan Close, Manchester, M11 2JY
30 Torness Walk, Manchester, M11 2GY
28 Torness Walk, Manchester, M11 2GY
26 Torness Walk, Manchester, M11 2GY
24 Torness Walk, Manchester, M11 2GY
22 Torness Walk, Manchester, M11 2GY
20 Torness Walk, Manchester, M11 2GY
18 Torness Walk, Manchester, M11 2GY
16 Torness Walk, Manchester, M11 2GY
14 Torness Walk, Manchester, M11 2GY
12 Torness Walk, Manchester, M11 2GY
10 Torness Walk, Manchester, M11 2GY
8 Torness Walk, Manchester, M11 2GY
Flat Above, 570 Ashton New Road, Manchester, M11 4RP
568 Ashton New Road, Manchester, M11 4RP
550 Ashton New Road, Manchester, M11 4AX
273 Clayton Lane, Manchester, M11 4SS
Victoria Inn, 30 Croft Street, Manchester, M11 4RQ

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M