

Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 126-002
Via Planning Portal (Ref. PP-13133944)

Date: 5 September 2024

Dear Sir / Madam,

Manchester City Football Club

Full planning application for the erection of a new substation

We have prepared this letter on behalf of the applicant, Manchester City Football Club Limited, in support of a new substation for the recently approved women's training facility at Manchester City Football Club Etihad Training Campus, Manchester.

The planning application was submitted via the Planning Portal and comprises the following documents:

- Application Forms
- This Covering Letter
- Location Plan – Substation (drawing ref. 407-100)
- Existing Site Plan – Substation (drawing ref. 407-101)
- Proposed Site Plan – Substation (drawing ref. 407-102)
- Plan Elevations – Substation (drawing ref. 407-103)
- Sectional Elevations – Substation (drawing ref. 407-104A)
- Noise Memo

The requisite planning application fee of £293 has also been paid via the Planning Portal.

Background context

The application site measures 103.5m² and is located entirely within the Manchester City Football Club grounds, by the new gated access of the recently approved training

facility at the former HSBC building at 550 Ashton New Road. A site location plan (drawing ref. 407-100) is enclosed as part of the application submission.

The application (ref. 138987/FO/2024) for the extension of the former bank to create a new training facility for Manchester City Women's Team was recently approved on 16 April 2024. The approved development will provide a number of facilities including:

- Kitchen and refectory
- Hydrotherapy
- Car parking which includes two electric vehicle (EV) spaces and ducting for the future-proofing of 22 car parking spaces.

Following the approval of the development, further investigations were undertaken and it became apparent that the existing electrical capacity is not sufficient to meet the electrical requirements of the approved development. As a result, a new substation is required.

The proposed development

The application is to secure full planning permission for the erection of a new substation to accommodate the electrical requirements of the new women's training facility.

The new substation measures 3.65m in length, 3.05m in width and 2.44m in height. It is green in colour (ref. BS 14 C 39 – British Racing Green) and will be located by the new automated vehicular security gates of the new training facility within the existing North Car Park.

Full details of the proposed substation can be found on the accompanying drawing plans submitted as part of the application.

Relevant Planning Policy

The Development Plan for Manchester City Council comprises:

- Places for Everyone (2024)
- Manchester City Council Core Strategy (2012)
- Extant Unitary Development Policies (1995)

The National Planning Policy Framework (NPPF)(2023) and relevant supplementary planning documents are material considerations that carry significant weight.

Policy JP-S1 (sustainable development) encourages the use of previously developed land and vacant buildings to meet development needs.

Policy DM1 (development management) requires all development to have regard to a list of factors set out in the policy, including:

- Appropriate siting, layout, scale, form, massing, materials and detail; and
- Impact on the surrounding areas in terms of the design scale and appearance of the proposed development.

Policy DC26.1 states that the Council will consider the effect of noise generated by a proposed development and the implications of the development being exposed to existing noise sources.

Policy DC26.5 states that the Council will require high levels of noise insulation as noise barriers, where necessary.

Planning justification

The application proposes a new substation to be erected. The new substation is required as the existing electrical capacity is not sufficient to meet the electrical requirements of the new women's training facility.

The new substation will be located by the new automated vehicular security gates of the new training facility, replacing the stands which have recently been demolished. As such, the proposed development will not have a detrimental impact on highway safety. The proposed location of the substation also falls entirely within the club's compound that is well-screened by trees and hedgerows. The proposed substation will not be visible from the A662 Ashton New Road and the street scene therefore remains unaffected.

In terms of amenity, the nearest residential dwelling is located on West Street, over 400m to the north-east. The proposed substation is located in the existing North Car Park that is separated by the A662 Ashton New Road, a busy arterial route into the City Centre.

The planning application is also supported by a Noise Memo produced by Hepworth Acoustics. The memo confirms that the resulting noise levels outside the nearest dwellings will be below 10 dB L_{Aeq} . Therefore, the memo concludes that the noise levels generated by the substation will be well below the very lowest relevant noise limit of 38 dB $L_{A_{r,Tr}}$ outside the nearest/most exposed dwellings. The proposed substation will not result in an adverse impact on the amenity of the residential occupiers. On this basis, the memo states that noise control measures and noise verification measurements are unwarranted.

Overall, the proposed development comprises an operational requirement for the club that should be acceptable in principle and will have no detrimental impact on local amenity. The proposed development is also in accordance with Policies JP-S1, DM1, DC26.1 and DC26.5 of the Development Plan.

Conclusion

The proposed development, which clearly represents an operational requirement, is in accordance with national and local policy. There are no material considerations that weigh against the proposal and, in accordance with Paragraph 11 of the NPPF, we would be grateful if the application could be approved without delay.

We trust that the above information is sufficient to validate and consider the application, and we would be happy to provide any further information or answer any queries at your earliest convenience.

Yours faithfully,

Samantha Lee

Samantha Lee
Senior Planner

cc: City Football Group (MIDCO) Limited
enc: as above