

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141196/NMC/2024

Date registered valid: 9 October 2024

Proposal: Non material amendment to planning permission 138987/FO/2024 to amend curtain walling of the new training centre.

Address: 550 Ashton New Road, Manchester, M11 4AA

Ward(s): Clayton & Openshaw Ward

Applicant: Manchester City Football Club Ltd

Agent (if any): Samantha Lee P4 Planning Limited

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28/10/2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is owned by Manchester City Football Club (MCFC) and is current undergoing works to accommodate a women's training facility, following the approval of planning application 138987/FO/2024 in January earlier this year.

This application refers to a vacant building, a former HSBC banking building.

The site is bounded by the A662 Ashton New Road to the north, an arterial road into the city centre. The Ashton Canal also lines adjacent to the site.

Description of development

Following the partial demolition of existing windows, the applicant has advised a structure beam originally to be retained will need to be removed. The following non-material amendments are sought to planning permission 138987/FO/2024:

- New aluminum framed curtain walling to existing openings to the north west facing elevation.
- Retention of existing brickwork instead of previously approved cladding to a section on the south west facing elevation.

- Replacement of a hooped ladder with a companionway ladder.

Consultations & Notification Responses

Not applicable

Issues

The proposed amendments relate to the addition of aluminium curtain walling to a section on the north west facing elevation, retention of existing brickwork to a section on the south west facing elevation and the replacement of a hooped ladder with a companionway ladder to access the roof.

The amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.
- 2) Reason 2: The proposed amendments relate to the addition of aluminium curtain walling to a section on the north west facing elevation, retention of existing brickwork to a section on the south west facing elevation and the replacement of a hooped ladder with a companionway ladder to access the roof.
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

22-053-1111 REV A, 22-053-1112 REV A, 22-053-1135 REV A, 22-053-1150 REV A, 22-053-BSA-1110 REV A, 4 and 230565-SVM-ZZ-ZZ-DR-E-2202 REV P01 received by the City Council, as Local Planning Authority, on the 11 January 2024

407-07 received by the City Council, as Local Planning Authority, on the 2 April 2024

22-053-1102 REV B, 22-053-1130 REV B, 22-053-1131 REV B, 22-053-1132 REV B received by the City Council, as Local Planning Authority, on the 9 October 2024

Supporting information

Design and Access statement, Air Quality assessment, Coal Mining Risk Assessment, Crime Impact Statement, Planning Statement, Noise Impact Assessment, Arboricultural Assessment, tree survey schedule, Tree Constraints Plan, Ecology and Biodiversity Net Gain report, Ground Investigations Report (ref. CCG-C-23-13703), Demolition Soil and Waste Management Plan, Waste Management strategy, Bin Store Plan and Transport Statement received by the City Council, as Local Planning Authority, on the 11 January 2024

Energy Statement (ref. 230565-SVM-ZZ-ZZ-RP-Z-3100 P02) received by the City Council, as Local Planning Authority, on the 19 March 2024

Response to CRT letter received by the City Council, as Local Planning Authority, on the 2 April 2024

Flood Risk Assessment and Drainage report, Below Ground Drainage Strategy (ref. MCW-MAG-ZZ-XX-DR-C-200 REV P3 received by the City Council, as Local Planning Authority, on the 25 March 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 (2012).

Appendix 2 – Planning constraints

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

Site of Biological Interest - Name: Ashton Canal (West)

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 (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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL