MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140766/NMC/2024
Date registered valid:	14 August 2024
Proposal:	Non-material amendment to Planning Permission 136763/FO/2023 to vary the approved Description of Development, and the wording of Conditions 2 (SPL), 22 (Materials), 24 (Use Class), and 25 (Landscaping).
Address:	Etihad Stadium (North Stand) , Etihad Campus, Manchester, M11 3FF
Ward(s):	Ancoats & Beswick Ward
Applicant:	. John Sisk & Son Ltd
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22.08.24**

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

The site is approximately 3.5 ha and comprises the Etihad stadium and its curtilage. The stadium was built in 2000 to host the 2002 Commonwealth games and became the home of Manchester City in 2003. The current capacity is 54,048 following the expansion of the South Stand in 2014.

It is bounded by Ashton New Road, Alan Turing Way, Rowsley Street and Joe Mercer Way and Sportcity Way. The main stadium has a distinctive roof and there is car parking around the east and west sides. The National Squash Centre and the Regional Athletics Centre are to the north west. Immediately to the north of the stadium is the club store and 'City Square'.

The main vehicle access is from Ashton New Road which leads to the main 'day to day' surface car park. The club shop would be relocated to the former City at Home building at the site entrance.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site and the Etihad campus was formerly heavy industrial land. The campus contains a cluster of national sports venues such as the regional tennis centre, regional athletic arena, velodrome, national squash centre and BMX arena. The Manchester City Football Academy along with the Beswick Community Hub, a 600 place sixth form college, with leisure and retail centre is also located in the surrounding area.

Planning permission was granted to expand the Etihad in 2014 (104315/FO/2013/N2) which would have increased the capacity of the stadium to 62,170 seats. Only the south stand was expanded under this permission but the permission, which would also see the north stand enlarged, remains extant.

The COOP Live Arena is under construction on an adjacent site on the opposite side of the Ashton Canal (126431/FO/2020). It is expected that the arena would be operational towards the beginning of 2024 and has a maximum capacity of 23,500.

The area beyond the Etihad campus has a mixed character with commercial uses and homes. The neighbourhoods of Beswick, Clayton, Openshaw and Miles Platting are close to the site. There is a relatively dense residential estate of two storey terrace properties to the southern side of Ashton New Road. The historic Philips Park is to the north east of the stadium and Eastlands District Centre, including Asda superstore, is to the east. A car dealership is immediately to the south west.

The towpath and cycle path along the Ashton Canal link the site to city centre and beyond to the east. The site is well served by public transport which provides good connections to other parts of East Manchester and the wider City. The Metrolink line bounds the stadium site to the north and passes through the Etihad campus providing two stops “The Etihad Stadium” and the “Velo Park”. There are bus and train links around the campus along with access to the arterial roads of Ashton New Road and Alan Turing Way.

The site is not in the Air Quality Management Area (AQMA) but Alan Turing Way which connects to the site is. The site in flood zone one and Manchester’s critical drainage area. There is a history of coal mining activity at the site. The site is not within a conservation area, however, there area listed buildings in the immediate area which could be affected by development including the listed Phillips Park.

Description of development

Non-material amendment to Planning Permission 136763/FO/2023 to vary the approved Description of Development, and the wording of Conditions 2 (SPL), 22 (Materials), 24 (Use Class), and 25 (Landscaping).

Consultations & Notification Responses

N/A

Issues

The proposed changes can be summarised as follows:

- Amendment to the Internal Layout of the Commercial Building;
- Perforated Panel Design;
- North Stand Façades;
- Introduction of Staff Terrace; and
- Landscaping Amendments and Sprinkler Tank

Amendment to the Internal Layout of the Commercial Building

The approved development included an arrangement in the commercial building comprised of Club Shop and Ticket Office at Ground Floor and Level 1, a Museum at Level 2, a Leisure Attraction at Level 3 and workspace at Levels 4, 5, 6 and 7.

Further consideration has been given to the description of development which is considered to be overly prescriptive and does not allow the football club to operate the floorspace (which is mainly in Class E) to be flexible.

The overall amount of commercial floorspace would remain the same, rather how the floorspace can be utilised will be less prescriptive to allow further flexibility with the parameters established in the original consent.

Perforated Panel Design

The applicant has provided further consideration to the louvre design in response to the LPA concerns at the time of the application. The applicant has now devised a bespoke louvre screen strategy for the hotel and commercial building facades.

The proposed louvre strategy comprises a bespoke honeycomb design inspired by Manchester's 'worker bee' heritage. It has been carefully designed to ensure that the proposed perforated louvre panel accommodates the different appearances when the perforated panel is blanked off behind or when there is an active plenum behind the perforations and illustrations will be provided for the LPA's consideration.

The louvre screen strategy will be submitted separately in support of the discharge of Condition 22 under separate cover but is included within this application for information.

The wording of Condition 22 is also proposed to be updated to reflect the updated louvre screen strategy.

North Stand Façades

As approved under Planning Permission Ref. 136763/FO/2023 (as amended), the façade of the North Stand facing into City Square comprised of three LED screens: one above the City Square stage and two on the parapets above the bar areas (either side of the primary stage). Following further design development, a more integrated alternative is now proposed comprising of one larger screen enabling the façade arrangement surrounding it to be more refined.

The materiality of the façade fronting onto the covered City Square is therefore proposed to change to reflect the adjacent cores with composite cladding panels. The revised design is considered to provide a refined solution for the North Stand façade facing into the enclosed area of City Square.

Introduction of Staff Terrace

The hotel building features a sizeable flat roof at Level 1. Following further design development, it is proposed to include a staff terrace on the south elevation adjacent to the break space for hotel staff, providing them with a private external space to enjoy their breaks away from event day crowds. The railings that enclose the proposed terrace area have been deliberately pulled back from the edge of the flat roof to minimise any visual impact on the façade and creating a subtle design solution. The materiality of the railing will be agreed separately through the discharge of Condition 21 (Material Samples) but will comprise a considered design commensurate with the overall development.

Landscaping Amendments and Sprinkler Tank

General update to the landscaping to align with the approved drainage arrangement around the Site, including provision of feature drainage 'chutes' in City Square that match the existing facilities around the Etihad Stadium.

Revised planters around the hotel entrance to coordinate with other protective measures for pedestrians with outward-swinging egress doors.

Increase in scale to the sprinkler tank to the east of the Site to cater for the required tank size advised by the engineering team.

The design intention remains as per the approval, with a slightly larger green screen area surrounding the tank. This sprinkler tank has been carefully designed, ensuring that it will not affect pedestrian or vehicular access. The principle of the approved landscaping and drainage strategy remains fundamentally unchanged as a result of the proposed amendments.

The proposed changes are considered to be acceptable and non material in nature. In all cases the proposed changes are considered to be an improvement to the scheme.

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 polices 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) The proposal seeks to amend the description of development to:

Alterations to the Etihad Stadium North Stand and adjoining land to provide an overall increase in Stadium capacity, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis), a Roof-Walk Attraction (Use Class F1(c)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey commercial building comprising flexible retail, commercial and workspace uses (Class E), Museum and/or Leisure Attraction uses (Class F1(c)) and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works

In addition, changes are also proposed to the wording of Conditions 2 (SPL), 22 (Materials), 24 (Use Class), and 25 (Landscaping).

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

2) The development hereby approved shall be carried out in accordance with the following additional drawings and documents:

NSE-POP-NS-ZZ-DR-A-000301-P03, NSE-POP-NS-ZZ-DR-A-000302-P03, NSE-POP-NS-ZZ-DR-A-000303-P03, NSE-POP-NS-ZZ-DR-A-000304-P03, NSE-POP-ZZ-00-DR-L-000600-C03, NSE-POP-ZZ-ZZ-DR-A-009100-P06, NSE-POP-ZZ-ZZ-DR-A-009101-P06, NSE-POP-ZZ-ZZ-DR-A-009102-P06, NSE-POP-ZZ-ZZ-DR-A-009103-P06, NSE-POP-ZZ-ZZ-DR-A-009104-P06, NSE-POP-ZZ-ZZ-DR-A-009105-P06, NSE-POP-ZZ-ZZ-DR-A-009106-P06, NSE-POP-ZZ-ZZ-DR-A-009107-P06, NSE-POP-ZZ-ZZ-DR-A-009108-P06 and NSE-POP-ZZ-ZZ-DR-A-009109-P06 received by the City Council, as Local Planning Authority, on the 14 August 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.

22) Prior to any above ground works, samples and specifications of the louvre screen strategy (in accordance with the updated strategy Ref: NSEPOP-ZZ-ZZ-TR-A-008112 received in July 2024) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall be included in the materials panel to be agreed as part of condition 21.

The approved louvre strategy used shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

24) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the development here approved shall be used as follows:

- Stadium, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis),
- a Roof-Walk Attraction (Use Class F1(c))
- 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E),
- 8 Storey Commercial Building including flexible retail, commercial and workspace uses (Class E), museum and/or leisure attraction uses (Class F1(c))

And a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis))

Reason - To ensure that the development is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

25) (a) Notwithstanding NSE-POP-ZZ-00-DR-A000600 C03 submitted to the City Council, as Local Planning Authority, on the 13 August 2024,
prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, street tree planting, tree species, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

(c) The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and
Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without
modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

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
Historic Landfill Site 250m Buffer -
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) -
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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) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL