

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139992/NMC/2024

Date registered valid: 13 May 2024

Proposal: Non-material amendment to Planning Permission 136763/FO/2023 to vary the wording of Condition 8 (Corralling System Strategy).

Address: MCFC, Etihad Stadium (North Stand) , Etihad Campus, Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Football Club 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: 29.05.2024

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

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.

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.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

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 is 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 are 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 wording of Condition 8 (Corralling System Strategy).

Consultations & Notification Responses

n/a

Issues

The proposal seeks to make changes to condition 8. Following feedback from TfGM after a previous attempt to discharge condition 8, it was considered necessary and appropriate to modify the condition to make provision to include the provision of a canopy as part of the corralling system. The changes reflect those discussions and is considered to be acceptable and non material in nature.

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

- 1) The proposed amendment seeks to vary the wording of Condition 8 (Corralling System Strategy).
- 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.

8) (a) Prior to the commencement of the development, a temporary corralling system shall be carried out in accordance with the Temporary Corralling Arrangement Plans (Ref: NSE-MEE-ZZ-00-DR-U-000102-P04, NSE-POP-ZZ-00-DR-A-000133-C01, NSE-POP-ZZ-00-DR-A-000135-P11, NSE-POP-ZZ-00-DR-A-000136-P06, NSE-POP-ZZ-00-DR-A-000137-P07, NSE-POP-ZZ-00-DR-A-000620-P11, NSE-POP-ZZ-00-DR-A-000622-P06) stamped as received by the City Council, as Local Planning Authority, on 1st May 2024. The strategy for delivering the proposed permanent works canopy design and installation will be as set out on TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, received by the City Council, as Local Planning Authority, on 1st May 2024.

(b) Prior to the first use of the development hereby approved, the permanent corralling infrastructure referred to in (a) above shall have been implemented in accordance Plan Ref. NSE-POP-ZZ-00-DP-L-000650- P02, TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, received by the City Council, as Local Planning Authority, on 1st May 2024. The implemented design shall have been subject to TfGM's Metrolink's

Engineering Assurance and agreed with Metrolink. The design should include for canopy and adjustments required to lighting and CCTV infrastructure to work with the permanent canopy. Ticket validation shall be as Plan ref. NSE-POP-ZZ-00-DP-L-000650-PO2.

(c) Prior to the first use of the development, a canopy-specific construction management plan shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved canopy details shall be implemented prior to first use and remain in place for as long as the development is in use

Reason: To ensure that Metrolink customers are adequately and safely accommodated without detriment to Metrolink Operations pursuant to policies SP1 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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

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

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) -

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) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL