

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137879/FO/2023
Date registered valid: 27 November 2023
Proposal: Erection of video analysis suite with LED screen
Address: City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
Ward(s): Clayton & Openshaw Ward

Applicant: Ms Carmen Pulido Benito Manchester City FC
Agent (if any): Mr David Hamer Bradshaw Gass and Hope LLP
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22/01/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 29 November 2023

Expired: 20 December 2023

Neighbour notifications

Printed: 29 November 2023

Expired: 20 December 2023

Site notice

Posted: 5 December 2023 Expired: 26 December 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a rectangular portion of the western side of Pitch 3 of the Etihad Training Ground Complex. The pitch is grassed, surrounded by a paved walkway which then gives way to a grassed verge lined by mature trees.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area to the north of the application site is characterised by the Manchester City Training Academy, a facility used for the purposes of sport that consists of the Manchester City Joie Stadium and 15no sports pitches, 1no of which is indoor. The training academy is heavily lined by mature trees and is closed off to public access. To the south of the application site lie properties in residential use along Wilson Street and Clayton Lane that are separated from the training pitches by a utility/storage yard that serves the Training Academy. To east of the site lies Clayton Lane, a feeder road that provides access to the A662, Ashton New Road, to the north.

Description of development

The application seeks consent for the erection of a video analysis suite with LED screen.

The proposed suite would be a single flat roof storey building, with a height of 2.53m, a width of 9.76m and a depth of 3.05m. The cabin would be completed in perforated aluminium cladding and would feature 2no rooms internally.

The LED screen that would be mounted to the building would face eastwards onto Pitch 3. The screen would be supported by 2no posts conjoined with an aluminium canopy, that in turn would create a sheltered external seating area to the front of the analysis suite. The screen itself would be displayed at a height of 3.045m and have a height of 3.9m, giving the structure a total height of 6.945m, and a width of 7.2m.

The submitted supporting information states that the screen is required to maintain Manchester City's first team's training needs.

Planning History

137889/FO/2023 - Installation of 4 x 21 metre and 5 x 24 metre floodlight poles for pitches 5, 6 & 7 with floodlight installations to other pitches of the same site – Approved October 2023.

100388/JO/2012/N2 - Application for variation of condition 7 of planning approval reference 097342/OO/2011/N2 to allow for various external elevational alterations to the Arena, Central Training Facility and Facilities Management Building; the increasing of height of the energy centre chimney in association with the re-positioning of the pitches within the Central Training Facility; profile and positioning change to the Arena roof; the positioning of a permanent gas meter room/outside broadcaster generator structure; and amendments to the outdoor training facilities, landscaping, grounds maintenance yard, vehicular site entrances and car parking layout – Approved May 2013.

097342/OO/2011/N2 - Outline application for development comprising football training facilities, a 7,000-capacity Arena and ancillary Offices and Media Centre, 12 full-size and 2 half-size football training pitches, detached building forming accommodation for Youth Development and First Teams and incorporating two full size football pitches, a grounds maintenance building, Energy centre, pedestrian bridge across Ashton New Road linking to the Etihad Stadium, associated parking, landscaping, boundary treatments and other infrastructure works with all matters to be considered: and, Outline application for an Institute for Sports Medicine (a medical assessment, diagnosis and treatment centre, and research and product development facility in the fields of physiotherapy and sports science) and new Sixth Form College in the South West corner of the site with all matters reserved; following the demolition of all existing on site structures – Approved December 2011.

Consultations & Notification Responses

Coal Authority – No objection subject to an informative relating to the Coal Authority's standing advice.

Environment Agency – No objection received.

Environmental Health – No objection subject to conditions relating to control of light, hours of operation and ground conditions.

Highways – No objection.

Publicity – None received.

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 CC8 – Change and Renewal
- Policy EC7 – Eastlands Strategic Employment Location
- Policy EN9 – Green Infrastructure
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN18 – Contaminated Land and Ground Stability
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy 26 – Development and Noise

Eastlands Regeneration Framework – Adopted in 2011 and updated in 2017 (ERF)

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Other Legislative Requirements

National Planning Policy for Waste

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Issues

Principle of Development

The application would see the installation of a video analysis suite with accompanying LED screen. The proposed building would assist Manchester City Football Club in their operations as a sports team and would not fundamentally alter the use of the site for the purposes of sport but rather supplement it. It is considered the installation of such a building would help allow for the continued provision of a world class sports training facility which through its operation would continue to support the regeneration of the Eastlands Area in accordance with Core Strategy Policies SP1, CC8, EC7 and DM1. The proposal is therefore acceptable in principle subject to the matters discussed below.

Visual Amenity

The screen is in direct association with the training academy and is an aid to assist with football training.

There are large separation distance between the application site and boundary of the Training Centre, views of the proposed development from the public highway are considered to be heavily obscured, if not completely. The development would only be able to be seen in the context of the wider Training Complex, in which it would appear as a piece of infrastructure related to the operation of the wider site.

The use of external cladding is considered to be acceptable and would allow the building to fit with surrounding built development within the Training Campus. Notwithstanding this however, it is considered necessary that in the event of an approval a condition be attached requiring the submission of exact samples to allow the LPA to review their suitability and quality. Subject to such a condition the proposal is acceptable with regard to its impact on visual amenity and is thus in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

Residential Amenity

The application site is located within the Manchester City Training Ground Complex away from residential development, notwithstanding this however, residential development is present to the east of the site across Clayton Lane off of Greenside Street and to the south off of Wilson Street and Clayton Lane. The closest residential dwelling to the application site is located more than 200m away from the proposed development, with mature trees being present to screen the two from each other. The submission has been accompanied by a lighting assessment that concludes that due to how the luminance of the screen would respond to ambient lighting conditions, i.e. the adoption of lower levels in hours of darkness and inclement weather, and the large separation distance between it and the closest neighbouring residential dwellings, there would be no adverse impact on neighbouring amenity.

Environmental Health have assessed the development and do not object to the proposal subject to conditions that would see the LED screens luminance levels restricted to no greater than 300cd/m² during hours of darkness and inclement weather and that the hours of operation of the screen is limited so as to protect neighbouring amenity. In line with planning permission 137889/FO/2023 which saw 9no floodlights approved on a neighbouring training pitch, it is considered appropriate that the use of the screen be limited so that it is only in operation from between 08:00 – 20:30. Subject to such conditions it is considered the proposal would have an acceptable impact on neighbouring amenity in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Ground Conditions

The submission has been accompanied by a Site Inspection and Discovery Strategy, as well as a Phase 1 Desk Study. Environmental Health have reviewed the submitted information and have determined that the proposed method of having a geo-environmental engineer inspect the site during the groundworks stage of the development to be insufficient. Consequently, in the event of an approval Environmental Health have requested that a condition be attached requiring the submission of a new ground assessment. Subject to such a condition it is considered that the proposal is acceptable in this regard and is therefore in accordance with Core Strategy Policy EN18 and the National Planning Policy Framework.

Ecology

As mentioned previously within this report, the application neighbours a line of mature trees to the west. The submission is accompanied by an Arboriculture Impact Assessment and Method Statement, which concludes that through the use of protection barriers no trees should be damaged as a result of the proposal. Subject to a condition that would require the development to proceed in accordance with the submitted assessment and method statement and one that would require the replacement of any trees that should be damaged, felled or removed as a result of the development, that one of the same size and species be put in its place, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policies EN9 and EN15, and the National Planning Policy Framework.

Highway Safety

The application site is located on private land away from the public highway. The proposed LED screen would face eastwards toward Clayton Lane, the risk of glare however is minimised through the presence of trees along the Training Ground's site boundary and the large separation distance between the screen itself and the aforementioned boundary, this being over 140m. Highways do not object to the proposal and note that the luminance of the screen is within acceptable parameters for highway safety, this being a maximum of 600cd/m². Subject to a condition that would limit the luminance of the proposed screen so that it does not exceed 600cd/m², the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it is considered that the proposal is acceptable and is in accordance with Core Strategy Policies SP1, CC8, EC7, EN9, EN15, EN18 and DM1, Saved Unitary Development Plan Policy DC26, the Eastlands Regeneration Framework, the Places for Everyone Plan and the National Planning Policy Framework, therefore the application is recommended for approval.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

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:

- o Location Plan (Received 18/08/2023)
- o 2024.36.301 Rev P3: Proposed Ground Floor (Received 18/08/2023)
- o 2024.36.401 Rev P2: Proposed Elevations (Received 18/08/2023)
- o 2024.36.501: Proposed GA Sections - Sheet 1 (Received 18/08/2023)
- o 2024.36.202 Rev P1: Existing Site Plan (Received 18/08/2023)

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.

3) Prior to any above ground works commencing on site, samples and specifications of all material to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved materials 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 Strategy.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Core Strategy Policy EN18 and the National Planning Policy Framework.

5) The LED screen hereby approved shall adopt the following measures prior to first use and shall be retained and adhered to for the lifetime of the development:

- o The screen shall be fitted with a light sensor that shall adjust the brightness of the screen to changes in ambient lighting levels.
- o A mechanism shall be in place so that if the installation breaks down it defaults to a black screen to avoid any flashing error messages or pixilation.
- o The maximum luminance level of the imagery depicted on the screen shall not exceed 300cd/m2 during hours of darkness and in inclement weather.

Reason - To safeguard the amenity of occupiers of neighbouring properties in accordance with the provisions of Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

6) The LED screen hereby approved shall not be in use outside of the following times:

- o Monday to Sunday (Including Bank Holidays - 08:00 till 20:30)

Reason - To safeguard the amenity of occupiers of neighbouring properties in accordance with the provisions of Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing no.2024.36.202 Rev P1 (Received 18/08/2023) and the submitted Arboricultural Impact Assessment with Arboricultural Method Statement (Prepared by Pennine Ecological; Received 25/08/2023); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environment Agency
The Coal Authority

LWC Ltd, Unit 1, Stainburn Road, Manchester, M11 2DN
138 Clayton Lane, Manchester, M11 2AG
116 Clayton Lane, Manchester, M11 2AG
Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
First Floor Flat, 140 Clayton Lane, Manchester, M11 2AG
MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
Ground Floor Flat, 140 Clayton Lane, Manchester, M11 2AG
155A Clayton Lane, Manchester, M11 2AS
139 Clayton Lane, Manchester, M11 2AS
131 Clayton Lane, Manchester, M11 2AS
140 Clayton Lane, Manchester, M11 2AG
130 Clayton Lane, Manchester, M11 2AG
Parkhouse Street Industrial Estate, 2 Kelbrook Road, Manchester, M11 2QA
6 Torness Walk, Manchester, M11 2GY
4 Torness Walk, Manchester, M11 2GY
2 Torness Walk, Manchester, M11 2GY
3 Emily Beavan Close, Manchester, M11 2JY
12 Torness Walk, Manchester, M11 2GY
10 Torness Walk, Manchester, M11 2GY
8 Torness Walk, Manchester, M11 2GY
155 Clayton Lane, Manchester, M11 2AS
136 Clayton Lane, Manchester, M11 2AG
132 Clayton Lane, Manchester, M11 2AG
124 Clayton Lane, Manchester, M11 2AG
120 Clayton Lane, Manchester, M11 2AG
147 Clayton Lane, Manchester, M11 2AS
137 Clayton Lane, Manchester, M11 2AS
135 Clayton Lane, Manchester, M11 2AS
133 Clayton Lane, Manchester, M11 2AS
129 Clayton Lane, Manchester, M11 2AS
145 Clayton Lane, Manchester, M11 2AS
127 Clayton Lane, Manchester, M11 2AS
149 Clayton Lane, Manchester, M11 2AS
134 Clayton Lane, Manchester, M11 2AG
128 Clayton Lane, Manchester, M11 2AG
126 Clayton Lane, Manchester, M11 2AG
122 Clayton Lane, Manchester, M11 2AG
118 Clayton Lane, Manchester, M11 2AG
114 Clayton Lane, Manchester, M11 2AG
151 Clayton Lane, Manchester, M11 2AS
143 Clayton Lane, Manchester, M11 2AS
141 Clayton Lane, Manchester, M11 2AS

Appendix 2 – Planning constraints

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