

MANCHESTER CITY COUNCIL

P.O. Box 532
Town Hall
Manchester
M60 2LA

Issued via the planning portal only

23RD March 2023

OUR REF: SID23006- Rev A

Dear Sir/ Madam,

PROPOSED EXTERNAL ALTERATIONS AND ASSOCIATED SIGNAGE TO ENABLE USE OF EXISTING OFFICE SPACE AS A TEMPORARY CLUB SHOP AT MANCHESTER CITY STADIUM, ROWSLEY STREET BESWICK MANCHESTER M11 3FF

Please find enclosed an application for planning permission and advertisement consent for a series of external alterations and associated signage at the above site.

The proposals seek to enable alterations to the existing office building present at the site in order to facilitate its use as temporary club shop and stadium tour area. Due to the proposed works to the North Stand (due to commence in June this year) the existing club shop requires demolition. It is therefore proposed to utilise the existing City@Home offices to house a temporary club shop and stadium tour area whilst the North Stand extension works are undertaken.

The existing office staff and associated operations at the City@Home building would be relocated to the City Football Academy HQ during the works.

It is understood that the existing office use of the building lies within Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Similarly, the proposed retail use is also considered to lie within Class E of the aforementioned order. It is therefore determined that the proposed change of use does not amount to 'development' as defined in Section 55 of the Town and Country Planning Act (1990) and no change of use is required.

The proposals therefore seek permission for a number of external alterations to enable enhanced building access (installation of new entrances and DDA ramps) and new illuminated and non-illuminated signage. It is also proposed to install 3no. roller shutters to the proposed entrances in order to secure the premises after hours.

In order to enable quick collection of items ordered online it is also proposed to install collection lockers to the north of the building. The lockers would be easily accessible from the adjacent car parking area.

In line with the consent for the existing use (ref: 099588/FO/2012/N2) the opening hours would remain as existing:

- Monday – Friday: 08:00 – 20:00
- Saturday: 08:00 - 20:00
- Sunday: 08:00 - 20:00

The proposed signage features 3no. internally illuminated lightboxes, 1no. digital clock screen, 1no. rooftop fascia sign and a series of vinyl signage (face applied to the existing glazing).

The following drawings are submitted in support of the associated applications and should be referred to for full details of the proposals:

Drawing Number:	Drawing Title:	Consultant:
23006	Site Location Plan	SpaceInvader Design Ltd
23006	Existing Site Layout	SpaceInvader Design Ltd
23006(90)-000-1-01 Rev 1	Proposed Site Layout	SpaceInvader Design Ltd
23006	Existing Elevations	SpaceInvader Design Ltd
23006(20)-000-4-07 Rev 1	Proposed Elevations	SpaceInvader Design Ltd
23006	Existing Ground Floor Plan	SpaceInvader Design Ltd
23006(20)-000-1-01 Rev 3	Proposed Ground Floor Plan	SpaceInvader Design Ltd

I trust the enclosed is self-explanatory, however should you require any additional information please do not hesitate to contact me via the below details.

Yours faithfully,



Lucy Wing
Design Planner