

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136949/FO/2023

Date registered valid: 11 May 2023

Proposal: Elevational alterations to concourse to improve access and egress arrangements and associated works.

Address: Etihad Stadium, 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: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27/06/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 May 2023

Standard consultations:

Printed: 16 May 2023 Expired: 6 June 2023

Neighbour notifications

Printed: 16 May 2023 Expired: 6 June 2023

Site notice

Posted: 22 May 2023 Expired: 12 June 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 the northern turret entrances (Turrets X and C as shown on the proposed plans) of the Etihad stadium. The site features existing turnstile entrances and exit points and provides access to the upper sections of the Etihad Stadium and are completed in concrete and steel.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site, forming part of the Etihad stadium itself, is set in the context of the wider Etihad campus. The campus is largely characterised by the aforementioned stadium, with it dominating the neighbouring area through its sheer sense of scale, architectural points of interest (this being its continuous wave roof structure and spiral entrances), and large advertisements. Smaller ancillary buildings, including the Manchester City Shop, Manchester Regional Arena and National Squash Centre are present to the north of the site. The wider Etihad Campus is largely comprised of hardstanding in order to provide on-site parking.

Description of development

The application seeks consent for elevational alterations to the stadium's concourse to improve access and egress from the site.

The proposed alterations comprise of the insertion of a third entrance and egress point on Turrets X and C. The proposed access points would be 2.1m high by 5m wide and feature an external ramp to compensate for the difference in floor level. Both sets of doors are to match the Turret's existing access gates, which are completed in unfinished steel.

The submitted information details that internal works would coincide with the external works listed above. Due to the internal works in question not requiring planning permission they will not be discussed within this report.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

136763/FO/2023 - 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 building comprising: a new Club Shop and Ticket Office (Use Class E) at Ground and Level 1, City Museum at Level 2, Leisure Attraction at Level 3 (Class F1(c)); and workspace (Class E) at Levels 4, 5, 6 and 7 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 – Application Pending Consideration.

104315/FO/2013/N2 - Alterations to the Etihad Stadium, including increasing the overall height of the South and North stands and associated elevational alterations, to allow an increase each stand capacity by up to 6,250 seats respectively and up to 2,000 additional pitch side seats creating a total match day capacity of up to 62,170 seats (from 47,670), expansions of concourse facilities, alteration to public realm including changes to car parking layout, landscaping and boundary treatments and associated infrastructure works – Application Approved February 2014.

Consultations & Notification Responses

Highway Services – No objection subject to an informative regarding crowd modelling and safety.

Environmental Health – No objection.

Greater Manchester Police – 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 CC5 – Transport
- Policy EC7 – Eastlands Strategic Employment Location
- Policy C10 – Leisure and the Evening Economy

- Policy DM1 – Development Management

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

Issues

Principle of development

The proposed development seeks to improve entrance and egress points on the northernmost turret entrances at the Etihad Stadium as part of wider access improvement works. Due to the proposed works not fundamentally altering the use of the application site as a sports venue (Class F2 (c)) and merely concerning entrance and egress from the site, the development would assist in the continued use of the premises as a leisure use that is vital to economic growth in the Eastlands Area, the principle of the proposed development is therefore considered to be acceptable and thus accords with Core Strategy Policies SP1, EC7 and C10, and the Eastlands Regeneration Framework.

Design and Visual Amenity

The development would see the insertion of a third access point in the base of both the Etihad's X and C Turrets. The proposed unfinished steel doors would match existing access points within both turrets, with them already featuring 2no access points at their base. Macdem ramps are then proposed at both new access points to compensate for the difference in floor level. Given the minor nature of the proposed works and how they would blend with existing access points set within the base of both turrets, it is considered the design of the development has had regard for the character of the surrounding area in terms of its scale and appearance and would blend with the largely utilitarian appearance of the stadium's turret entrances. Thus, the proposal is acceptable from a design perspective and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Residential Amenity

The proposal by virtue of its minor nature would not see a fundamental change to the use of the application site as a sports venue, nor would it significantly alter the flow and direction of crowds coming to and going from the application site. On this basis it is considered the proposal would have no perceivable impact on neighbouring amenity in accordance with Core Strategy Policies DM1 and SP1, and the National Planning Policy Framework.

Highway Safety

The proposed new access points would feature outward opening doors. Notwithstanding this however the proposed doors would not front onto the public highway but rather private pedestrianised land. Highways do not object to the proposal subject to an informative that would require the applicant during the construction phase of the development to consult with the Safety Advisory Group prior to an event or match being held at the stadium. Subject to such an informative the proposal is acceptable from a highway safety perspective and thus accords with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it is considered the proposal is acceptable in regard to its impact upon visual amenity, residential amenity and highway safety, and is thus in accordance with Manchester Core Strategy Policies SP1, CC5, EC7, C10 and DM1, the Eastlands Regeneration Framework and the National Planning Policy Framework.

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.

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 NSE-POP-ZZ-ZZ-DR-A-000024 Rev 00: Turret Works Application Plan (Includes Location Plan; Dated 27/04/2023)
- o NSE-POP-NS-ZZ-DR-A-000307 Rev 00: SIW Turret Elevations Site Improvement Works North Stand (Includes Proposed Elevations; Dated 30/03/2023)
- o NSE-POP-NS-00-DR-A-000130 Rev 01: L00 SIW Main Concourse - GA Plan SIW (Includes Proposed Floor Plans; Dated 12/01/2023)

- o NSE-POP-NS-00-DR-A-000132 Rev 01: L00 - SIW Main concourse - GA Plan SIW (Includes Proposed Floor Plans; Dated 12/01/2023)

All received by the City Council as Local Planning Authority on 11 May 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans and avoid ambiguity.

3) No materials shall be used on the external elevations of the proposed development other than those referred to on the approved plans and supporting documentation.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1, EC7 and DM1 and the National Planning Policy Framework.

Informatives

1) During the construction of the development hereby approved, prior to every match and event that takes place during the said phase of the development the applicant shall secure the relevant approval for holding the match/events in close proximity to construction works with the Safety Advisory Group (SAG), or any other relevant body, who can consider the safe movement of the public visiting the stadium during this period.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
National Squash Centre, Rowsley Street, Manchester, M11 3FF
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU

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 Zone - All Exceeding 90M
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 -
Area Team Boundary - Name: CENTRAL