

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134059/FO/2022

Date registered valid: 29 June 2022

Proposal: Erection of a first floor extension to form additional welfare facilities

Address: City Football Academy , 400 Ashton New Road, Manchester, M11 4TQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Ed Dalton City Football Group North Gate, 400 Ashton New Road, Manchester, M11 4TQ

Agent (if any): Mr Bruno Toledo Rafael Vinoly Architects 11-29 Fashion Street, London, E1 6PX

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 30 June 2022 Expired: 21 July 2022

Neighbour notifications

Printed: 30 June 2022 Expired: 21 July 2022

Site notice

Posted: Expired:

Press advert

Published: 5 July 2022 Expired: 26 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site and Area

The application site relates to the City Football Academy which is located close to a cluster of national sports venues such as the Etihad stadium, regional tennis centre, regional athletic arena, velodrome, national squash centre and new BMX arena which lie to the north west of the site.

Beyond the Etihad campus, the area is of mixed character comprising commercial and residential uses. The neighbourhoods of Beswick, Clayton, Openshaw and Miles Platting are all in close proximity to the application 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 located to the north along with Eastlands District Centre, including Asda superstore.

Description of Development

The submitted application seeks planning permission for the erection of a first-floor extension to form additional welfare facilities

Consultations & Notification Responses

Local residents/public opinion – Local residents and businesses were notified, and a site notice was displayed at the application site. No comments have been received.

Environmental Health – no comments

Highways – no objection

Policies

National Planning Policy Framework (2021)

Manchester Core Strategy (2012) – Relevant policies SP1, EN1 and DM1

Issues

Principle of Development

The proposal is considered to be acceptable in principle as it will provide welfare facilities associated with the training academy. The CFA is the principal training academy for the various teams associated with Manchester City Football Club.

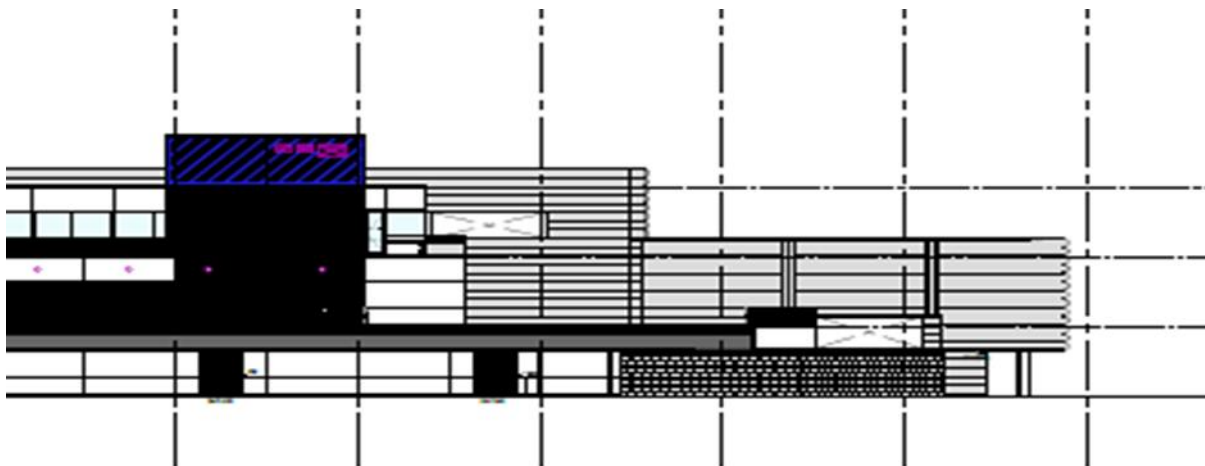
Matters which require consideration are whether the siting, scale and appearance of the extensions is acceptable including consideration and any wider impacts on visual amenity. In addition, environmental health considerations will also be considered.

Visual Amenity

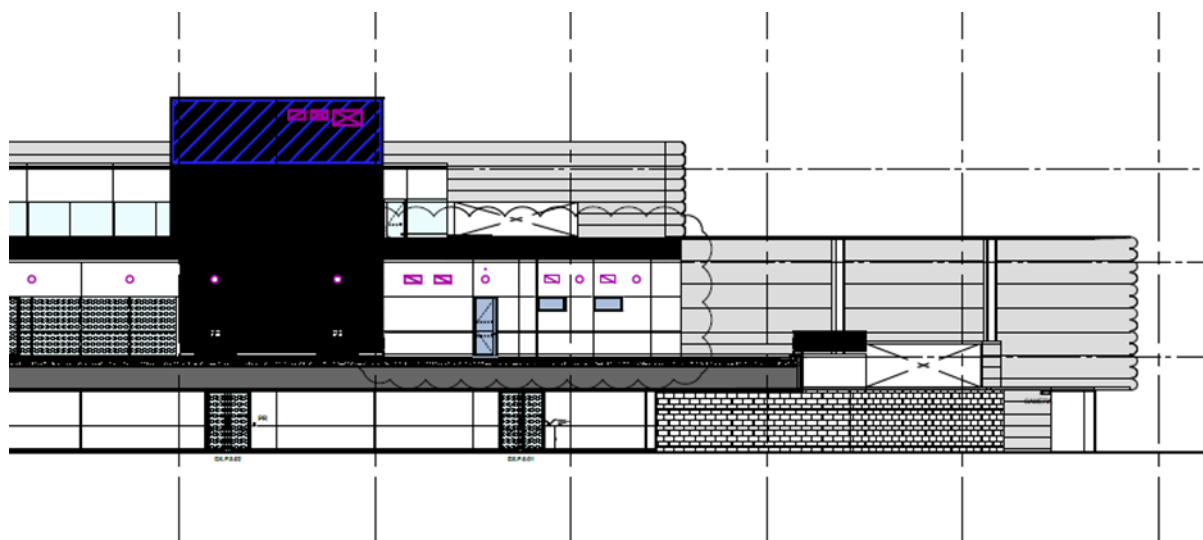
The proposed extension would be located on the northwest elevation facing the pitch and would not be visible from the public realm. The extension would be at first floor level, form one additional storey and would be 102square meters internally.

The materials would match the existing and consists of aluminium composite infill cladding panel, pressed sandwich cladding panel at Level 1. A condition is recommended to ensure the materials match the existing. The scale and height of the building is appropriate in relation to the existing building and is subservient to the training facility.

Existing Elevation



Proposed Elevation



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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be in accordance with the development plan and therefore determine in a timely manner.

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:

Received by the City Council, as Local Planning Authority on the 15 June 2022:

Drawings referenced 723100_RVA_A_213, 723100_RVA_A_232 REV 1, 723100_RVA_A_000_PL REV 1, 723100_RVA_A_100_PL REV 1, 723100_RVA_A_011_PL REV 1, A112.01.E3.PL REV B, A112.02.E3.PL REV B 723100_RVA_A_200 REV 1, 723100_RVA_A_201 REV 1, 723100_RVA_A_211 REV 1 and 723100_RVA_A_212 REV 1.

Received by the City Council, as Local Planning Authority on the 24 June 2022:

Drawings referenced 723100_RVA_A_112_PL REV 2 and 723100_RVA_A_113_PL REV 2

Received by the City Council, as Local Planning Authority on the 29 June 2022:

Drawings referenced 723100_RVA_A_220 REV 2, 723100_RVA_A_221 REV 2, 723100_RVA_A_231 REV 2 and 723100_RVA_A_233 REV 2

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) The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to Policies EN1, DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informatives

1) Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS

145 Clayton Lane, Manchester, M11 2AS

127 Clayton Lane, Manchester, M11 2AS

44 Colliery Street, Bradford, Manchester, M11 2AP

38 Colliery Street, Bradford, Manchester, M11 2AP

151 Clayton Lane, Manchester, M11 2AS

149 Clayton Lane, Manchester, M11 2AS

143 Clayton Lane, Manchester, M11 2AS

141 Clayton Lane, Manchester, M11 2AS

46 Colliery Street, Bradford, Manchester, M11 2AP

42 Colliery Street, Bradford, Manchester, M11 2AP

134 Clayton Lane, Manchester, M11 2AG

128 Clayton Lane, Manchester, M11 2AG

126 Clayton Lane, Manchester, M11 2AG

138 Clayton Lane, Manchester, M11 2AG

130 Clayton Lane, Manchester, M11 2AG

Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ

Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ

Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ

VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ

MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS

Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP

155A Clayton Lane, Manchester, M11 2AS

Ground Floor Flat, 140 Clayton Lane, Manchester, M11 2AG

First Floor Flat, 140 Clayton Lane, Manchester, M11 2AG

Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP

Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP

139 Clayton Lane, Manchester, M11 2AS

131 Clayton Lane, Manchester, M11 2AS

140 Clayton Lane, Manchester, M11 2AG

48 Colliery Street, Bradford, Manchester, M11 2AP

Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP

155 Clayton Lane, Manchester, M11 2AS

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

50 Colliery Street, Bradford, Manchester, M11 2AP

40 Colliery Street, Bradford, Manchester, M11 2AP

136 Clayton Lane, Manchester, M11 2AG

132 Clayton Lane, Manchester, M11 2AG

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRL