MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Manchester City Football Club Ltd C/o Agent	Mr Andrew Callicott Bowker Sadler Hatherlow House Hatherlow Stockport SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 15 (Drainage Implementation and Management Details), 16 (Hard/Soft Landscaping Details), 17 (Bird and Bat Boxes), 20a (Lighting Scheme), 23 (Travel Plan), 25a (Noise Levels of External Plant Equipment), 26 (Air Source Heat Pumps), 27 (PV Panels), 28 (Signage Strategy), 29 (Cycle Parking), 31 (Scheme of Highway Works), 32a (EV Charging), 34 (Bat Survey) of Planning Permission 141779/JO/2024 as amended by 141196/NMC/2024.

Location: 550 Ashton New Road, Manchester, M11 4AA

Date of application: 7 January 2026

Application number: CDN/26/0006

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Drainage Implementation and Management
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Drainage Maintenance Strategy

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 15 is now formally discharged.

Hard/Soft Landscaping Details
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 407- 71L Landscape GA

- 407- 75L Detailed Planting Proposals

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 16 is now formally discharged.

Bird and Bat Boxes
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 407- 71L Landscape GA

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 17 is now formally discharged.

Lighting Scheme
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- C00311-E008-C03 - External Lighting Layout

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 20a is now formally discharged.

Travel Plan
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Travel Plan Proposed Training Facility - Manchester City FC 550 Ashton New Road, Manchester 230859, dated February 2026, by SCP Transport Planning

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 23 is now formally discharged.

Noise Levels of External Plant Equipment
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 230565-ABE-ZZ-00-DR-M-1700 - EXTERNAL PLANT
- 230565-ABE-ZZ-01-DR-M-1501 - FIRST FLOOR - VENTILATION SERVICES
- 230565-ABE-ZZ-RF-DR-M-1102 - ROOF - HEATING & COOLING SERVICES
- 230565-ABE-ZZ-RF-DR-M-1711 - ROOF - COMBINED MECHANICAL SERVICES
- 230565-ABE-ZZ-ZZ-SC-M-1002 - AIR CONDITIONING SCHEMATIC
- TS-M-002 Air Source Heat Pump(s)
- TS-M-005 Air Handling Units
- TS-M-008 AC VRF system
- TS-M-015 Attenuators

- Sanctuary Acoustics Noise Assessment (Document 001, January 2026)

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 25a is now formally discharged.

Air Source Heat Pumps
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 230565-ABE-ZZ-00-DR-M-1700 - EXTERNAL PLANT
- TS-M-002 Air Source Heat Pump(s)
- Sanctuary Acoustics Noise Assessment (Document 001, January 2026)

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 26 is now formally discharged.

PV Panels
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Man City Women's Facility , M11 2AP_project_680406_overall_250912
- EG Solar Man City roof 1
- EG Solar Man City roof 2
- MCWFC Building_v8-A.00
- Side Profile - Mounting System

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 27 is now formally discharged.

Signage Strategy
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 3010 NW, NE, SW & W Facing GA Elevations
- 6126 Main Entrance External Sign
- Man City Women Flex Face Sign 18-12-25

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 28 is now formally discharged.

Cycle Parking
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Sheffield Cycle Stand Mild Steel Datasheet
- UNV-WAR-2050-STD-1.00 A

- 407- 71L Landscape GA - Showing location of cycle shelter

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 29 is now formally discharged.

Scheme of Highway Works
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 14270 - 001_P3 S278 AGREEMENT SITE LOCATION PLAN
- 14270 - 002_P4 S278 AGREEMENT GENERAL ARRANGEMENT
- 14270 - 003_P4 S278 AGREEMENT LINES AND SIGNS PLAN
- SA-SA-2 - Certificate Of Substantial Completion - 210869H

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 31 is now formally discharged.

EV Charging
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- C00311-E017-C03 - External Power Layout
- PP-D-210225-1-pod-point-twin-datasheet

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 32a is now formally discharged.

Bat Survey
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Former Bank Building, Etihad Campus, Manchester- Further Bat Survey

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 34 is now formally discharged.

Date: 24 February 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.