

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144952/NMC/2026

Date registered valid: 15 January 2026

Proposal: Non-material amendment to amend Condition 27 (PV) attached to Planning Permission 141779/JO/2024 as amended by 144181/NMC/2025 to change the trigger for submitting the required information.

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

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Peter Mealing Manchester City Football Club Limited

Agent (if any):

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 January 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site measures approximately 1.28ha and lies to the south of Ashton New Road, located to the east of Manchester City Centre.

The site refers to the former HSBC banking building and was purchased by Manchester City Football Club (MCFC). Following the approval of planning permission 138987/FO/2024, works began on an extension of the building and conversion into a women's training facility.

The applicant has stated they are approaching practical completion with the building to be occupied by the end of next month (February 2026).

The site is bounded by the A662 Ashton New Road to the north, an arterial road into the city centre. The Ashton Canal also lines adjacent to the site.

Description of area

Eastlands District Centre lies on the opposite side of the road and contains a number of shops including an Asda Superstore, a Starbucks Coffee and a Timpson repair shop. To the east of the site is the Ashton Canal beyond which lies within a predominantly commercial area with car dealerships, and industrial and logistics warehouses.

The western and southern boundaries of the site is the wider Etihad Campus comprising numerous training pitches within the ownership of the applicant.

The site can be easily accessed by a range of travel modes, including walking and public transport. There are bus stops along Ashton New Road with Velopark Metrolink station in close proximity, under 300m to the west.

The area benefits from a good level of pedestrian infrastructure with footways and adequate street lighting in place and so is in a very sustainable location.

The site is in Flood Zone 1 and lies within an Air Quality Management Area (AQMA). It is also adjacent to the Ashton Canal Lock, immediately to the east, which is Grade II Listed.

Description of development

Non-material amendment to vary condition 27 attached to Planning Permission 141779/JO/2024 as amended by 144181/NMC/2025.

Consultations & Notification Responses

N/A

Issues

The Applicant is seeking to agree an extension for the submission of details of the photovoltaic solar panels and their installation. Condition 27 needs to be amended from prior to the first use to reflect the revised date of installation of the PV panels. It is stated that the PV panels are to be installed by 31st August.

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

Condition(s) to be attached to decision for approval

- 1) The proposed seeks to alter the trigger for condition 27.
- 2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

27) Prior to 31st August 2026, details of the siting, scale and appearance of the photovoltaic solar panels shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within two months of the approval and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL