

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145584/NMC/2026

Date registered valid: 31 March 2026

Proposal: Non-material amendment to condition 2 (Specified Plans) pursuant to planning permission 143981/FO/2025 to allow for minor elevational alterations

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

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Pete Goodwin Manchester City Football Club

Agent (if any): Mr Neil Cousins The Brand Group

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: 09/04/2026

Date of recommendation: Approve

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

The application relates to a triangular plot of land at the southern most extent of the Manchester City Football Academy complex, in which the academy's pumphouse building is situated. Said building is single storey, flat roofed and coloured green, and is utilised in the distribution of water to the academy's training pitches. The site is accessed off of both Alan Turing Way and Wilson Street. The application property sits within an open-air service yard for the academy that is comprised of hard standing and is lined by green fencing and semi-mature trees. The only other permanent building on site is a single storey pitched roof building located to the east of the application site that functions as the training academy's boiler house. The application site is subject to a live planning permission for the erection of a new building envelope around the pumphouse, approved under permission 143981/FO/2025.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area to the north of the application site is characterised by the Manchester City Academy complex, a facility comprised of 14no sports pitches, the Manchester City Joie Stadium and central training facility. To the south of the application site lie properties in residential use (Class C3) along Wilson Street and Clayton Lane, with some properties in light industrial uses (Class E(g)(iii)/Class B2) also located along Wilson Street to the east.

Description of development

The application seeks a non-material amendment to condition 2 (Specified Plans) pursuant to planning permission 143981/FO/2025 to allow for minor elevational alterations due to drainage constraints.

The alterations would comprise of the alteration of steelwork to allow for an increased overhang to protect the building encapsulated by it from adverse weather.

Planning History

143981/FO/2025 - Erection of new building envelope to existing pumphouse building – Approved December 2025.

141951/FO/2025 - Erection of new pumphouse building and gas meter – Approved May 2025.

100388/JO/2012/N2 - Application for variation of condition 7 of planning approval reference 097342/OO/2011/N2 to allow for various external elevational alterations to the Arena, Central Training Facility and Facilities Management Building; the increasing of height of the energy centre chimney in association with the re-positioning of the pitches within the Central Training Facility; profile and positioning change to the Arena roof; the positioning of a permanent gas meter room/outside broadcaster generator structure; and amendments to the outdoor training facilities, landscaping, grounds maintenance yard, vehicular site entrances and car parking layout Approved May 2013.

097342/OO/2011/N2 - Outline application for development comprising football training facilities, a 7,000-capacity Arena and ancillary Offices and Media Centre, 12 full-size and 2 half-size football training pitches, detached building forming accommodation for Youth Development and First Teams and incorporating two full size football pitches, a grounds maintenance building, Energy centre, pedestrian bridge across Ashton New Road linking to the Etihad Stadium, associated parking, landscaping, boundary treatments and other infrastructure works with all matters to be considered: and, Outline application for an Institute for Sports Medicine (a medical assessment, diagnosis and treatment centre, and research and product development facility in the fields of physiotherapy and sports science) and new Sixth Form College in the South West corner of the site with all matters reserved; following the demolition of all existing on site structures – Approved December 2011.

095911/FO/2011/N2 - Constraints removal works and preparatory ground works in order to prepare land for future development – Approved June 2011.

Consultations & Notification Responses

Not applicable.

Issues

The proposed alterations would see a minor amendment to the approved building envelope, to allow for a revised steelwork arrangement, which would see the relocation of previously approved columns and the inclusion of a small overhang. Considering how the overall footprint and height of the building would remain unchanged, and how the affected elevation faces away from the public highway and would thus not be visible from public vantage points, the proposed alterations

would not result in an overly perceivable change in the appearance of the application site when compared to that of what was previously approved. On this basis the proposed change is considered to be acceptable and is considered to be non-material in nature. The application is therefore recommended for approval.

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

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans) in order to allow for minor elevational alterations.

2) New plans

o 24623 Rev A: Steelwork Elevations

Stamped as received by the City Council as Local Planning Authority on the 31/03/2026.

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 are 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.

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
Area Team Boundary - Name: CENTRAL