MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143981/FO/2025
Date registered valid:	6 November 2025
Proposal:	Erection of new building enevelope to existing pumphouse building.
Address:	City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Peter 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:	Approve

Date of recommendation: 15/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 14 November 2025 Expired: 5 December 2025

Neighbour notifications
Printed: 14 November 2025 Expired: 5 December 2025

Site notice
Posted: 21 November 2025 Expired: 12 December 2025

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.

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 consent for the erection of a new building envelope to the academy's existing pumphouse building.

The proposed building envelope would cover the entirety of the existing pumphouse building, having a height of 3854mm, a length of 17896mm and a width of 10713mm. With the existing building have a height of 3115mm, a length of 16960mm and width of 9825mm. The proposed building envelope would be of a steel construction and would also feature aluminium upper side panels, coloured green (RAL 6005), to shield the existing roof from any rainwater runoff.

The new building envelope is required to address structural issues in the existing pumphouse building's roof which is leaking. The proposed building envelope provides an opportunity to retain the existing building and provide a solution to its structural issues, all without disrupting operations on site.

Planning History

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

Publicity – A site notice was displayed, and neighbouring properties were notified of the proposals by letter. No representations were received.

Environment Agency – No objection received.

Environmental Health – No objection subject to a condition controlling the hours of construction of the development.

Greater Manchester Police – No objection received.

Highway Services – No objection.

MCC Flood Risk Management – No objection.

Mining Remediation Authority – No objection subject to an informative relating to redundant coal mining infrastructure.

United Utilities – No objection received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-S4 – Flood Risk and the Water Environment

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 EC7 – Eastlands Strategic Employment Location
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN8 – Adaptation to Climate Change
- Policy EN14 – Flood Risk
- Policy EN18 – Contaminated Land and Ground Stability
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment

Other Policy Considerations
Eastlands Regeneration Framework 2019

Issues

Principle of the Development

The proposal would see the erection of a new building envelope to an existing pumphouse building that provides water to the training pitches located within the Manchester City Football Academy (MCFA). The MCFA is a world class sports facility that has been a key driving force in the regeneration of east Manchester. The provision of the proposal would assist in continuing to drive this regeneration by ensuring the infrastructure within the MCFA remains high quality and operational and is therefore in accordance with Core Strategy Policies SP1, EC7 and DM1, and the Eastlands Regeneration Framework in principle, subject to the matters discussed below.

Visual Amenity

The application site is a service yard comprised of hard standing, that is then lined by semi-mature trees. The site's use gives it a utilitarian appearance, with equipment and waste material awaiting collection/disposal being dispersed throughout the site. Notwithstanding this, due to the site's boundary planting, views from the public highway are heavily obscured.

The proposed building envelope is utilitarian/industrial in appearance, featuring a steel frame, with ribbed cladding side panels. This proposed finish, however, is considered would tie the building envelope's appearance in with the existing boiler house and pumphouse. Additionally, with the structure being coloured green this should allow for it to blend more seamlessly with the aforementioned buildings that are also coloured green, as well as adjacent soft landscaping measures. In light of the above, and subject to a condition that would require the submission of material samples to ensure their appropriateness, it is considered that the development is acceptable in this regard and accords with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

Residential development is present to the south of the site along Wilson Street, Colliery Street and Goole Street. The proposed building envelope would not see a fundamental change in the use of the application site, with it already being utilised as a service yard, and the proposal being designed to ensure the continued operation of existing infrastructure. It is considered there is a sufficient separation distance between the proposed building envelope and the closest residential property, this being no48 Colliery Street, so as to not cause any unacceptable degree of overshadowing or loss of privacy.

Environmental Health do not object to the development subject to a condition that would control the construction hours of the development. Whilst it is acknowledged that the application site lies adjacent to residential development, matters relating to construction noise and hours lie under the remit of Environmental Health and not planning permission. Thus, it is considered the imposition of such a condition in the event of an approval would be unreasonable. As such, should the application be approved, no such condition will be attached.

In light of the above, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Ground Conditions

The MCFA is constructed on a series of former coal mining shafts and thus this renders any proposed development within the vicinity of being at risk of disturbing such shafts and rendering the site unsafe for use if not properly implemented. The Coal Authority do not object to the proposal subject to an informative notifying the applicant of the responsibilities of working in close proximity to redundant coal mining infrastructure. Environmental Health do not object to the development in this regard. Subject to such the aforementioned informative, the development is acceptable in this regard and therefore accords with Core Strategy Policies EN18 and DM1, and the National Planning Policy Framework.

Flood Risk

The application site lies in Flood Zone 1 where the risk of flooding is lowest. The site occupies a slightly elevated position within the street scene with the MCFA boundary sloping downwards to Wilson Street. Flood Risk do not object to the proposal. No objection has been received from United Utilities. Furthermore, taking into account how the site is already home to an existing

building and the wider site is comprised of hard standing, there would be no loss of permeable ground on site. In light of this, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy EN8, EN14 and DM1, Saved Unitary Development Plan Policy JP-S4, and the National Planning Policy Framework.

Highway Safety

The application site, as previously stated, can be accessed off of Alan Turing Way and Wilson Street, though the site does not front out onto the public highway. The proposed building envelope is unlikely to see a notable increase in the number of vehicular borne trips to the application site. Highways do not object to the proposal. As such, it is considered that the development is acceptable is this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore for in accordance with Places for Everyone Plan Policy JP-S4, Core Strategy Policies SP1, EC7, EN1, EN8, EN14, EN18 and DM1, Saved Unitary Development Plan Policy DC26, the Eastlands Regeneration Framework, and the National Planning Policy Framework. 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 polices 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions to be attached to decision for approval

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:

- Location Plan (Planning Portal Reference PP-14332325v1; Received 15/09/2025)
- Proposed New Pump House Envelope to Cover Existing Building Rev. 4 Supporting Planning Details (Prepared by The Brand Group; Dated 08/12/2025)
- Elevational Drawings (Reference 280866/A4 Rev 4)

- Roof Plan (Reference 280866/A4 Rev 4)
- Isometric Drawing (Reference 280866/A4 Rev 4)
- CGI Model Showing proposed new pump house envelope (Reference 280866/A4 Rev 4)
- Building Envelope Elevations (Reference 280866/A4 Rev 4)

Stamped as received by the City Council as Local Planning Authority on 08/12/2025, unless specified otherwise.

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 and the National Planning Policy Framework

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1) The application site lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-apermit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - https://www.gov.uk/government/publications/permit-process/permit-process

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidancenotes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further

information is available on the Mining Remediation Authority website at: https://www.gov.uk/government/organisations/mining-remediation-authority.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Mining Remediation Authority

70 Wilson Street, Beswick, Manchester, M11 2AZ
44 Wilson Street, Beswick, Manchester, M11 2AZ
43 Goole Street, Manchester, M11 2AU
41 Goole Street, Manchester, M11 2AU
37 Goole Street, Manchester, M11 2AU
29 Goole Street, Manchester, M11 2AU
49 Goole Street, Manchester, M11 2AU
31 Goole Street, Manchester, M11 2AU
32 Colliery Street, Bradford, Manchester, M11 2AP
60 Wilson Street, Beswick, Manchester, M11 2AZ
56 Wilson Street, Beswick, Manchester, M11 2AZ
54 Wilson Street, Beswick, Manchester, M11 2AZ
52 Wilson Street, Beswick, Manchester, M11 2AZ
46 Wilson Street, Beswick, Manchester, M11 2AZ
48 Wilson Street, Beswick, Manchester, M11 2AZ
64 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
Unit 4, Former Polytech, Clayton Lane, Manchester, M11 2AS
155A Clayton Lane, Manchester, M11 2AS
35 Colliery Street, Bradford, Manchester, M11 2AW
Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
58 Goole Street, Manchester, M11 2AX
72 Wilson Street, Beswick, Manchester, M11 2AZ
66 Wilson Street, Beswick, Manchester, M11 2AZ
45 Goole Street, Manchester, M11 2AU
39 Goole Street, Manchester, M11 2AU
139 Clayton Lane, Manchester, M11 2AS
131 Clayton Lane, Manchester, M11 2AS
Flat 2, 60 Goole Street, Manchester, M11 2AX
Flat 1, 60 Goole Street, Manchester, M11 2AX
2 Ridings Street, Bradford, Manchester, M40 2BR
Unit 3, Former Polytech, 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
48 Colliery Street, Bradford, Manchester, M11 2AP
Unit 2, Former Polytech, Clayton Lane, Manchester, M11 2AG
Unit 1, Former Polytech, Clayton Lane, Manchester, M11 2AG
68 Wilson Street, Beswick, Manchester, M11 2AZ
50 Wilson Street, Beswick, Manchester, M11 2AZ

Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
37 Colliery Street, Bradford, Manchester, M11 2AW
33 Colliery Street, Bradford, Manchester, M11 2AW
50 Goole Street, Manchester, M11 2AX
Co-op Academy Belle Vue Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
155 Clayton Lane, Manchester, M11 2AS
56 Goole Street, Manchester, M11 2AX
54 Goole Street, Manchester, M11 2AX
52 Goole Street, Manchester, M11 2AX
147 Clayton Lane, Manchester, M11 2AS
137 Clayton Lane, Manchester, M11 2AS
135 Clayton Lane, Manchester, M11 2AS
51 Goole Street, Manchester, M11 2AU
47 Goole Street, Manchester, M11 2AU
35 Goole Street, Manchester, M11 2AU
33 Goole Street, Manchester, M11 2AU
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
27 Goole Street, Manchester, M11 2AU
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
58 Wilson Street, Beswick, Manchester, M11 2AZ
Former Polytech, Clayton Lane, Manchester, M11 2AG
34 Colliery Street, Bradford, Manchester, M11 2AP
30 Colliery Street, Bradford, Manchester, M11 2AP
28 Colliery Street, Bradford, Manchester, M11 2AP
149 Clayton Lane, Manchester, M11 2AS
151 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

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