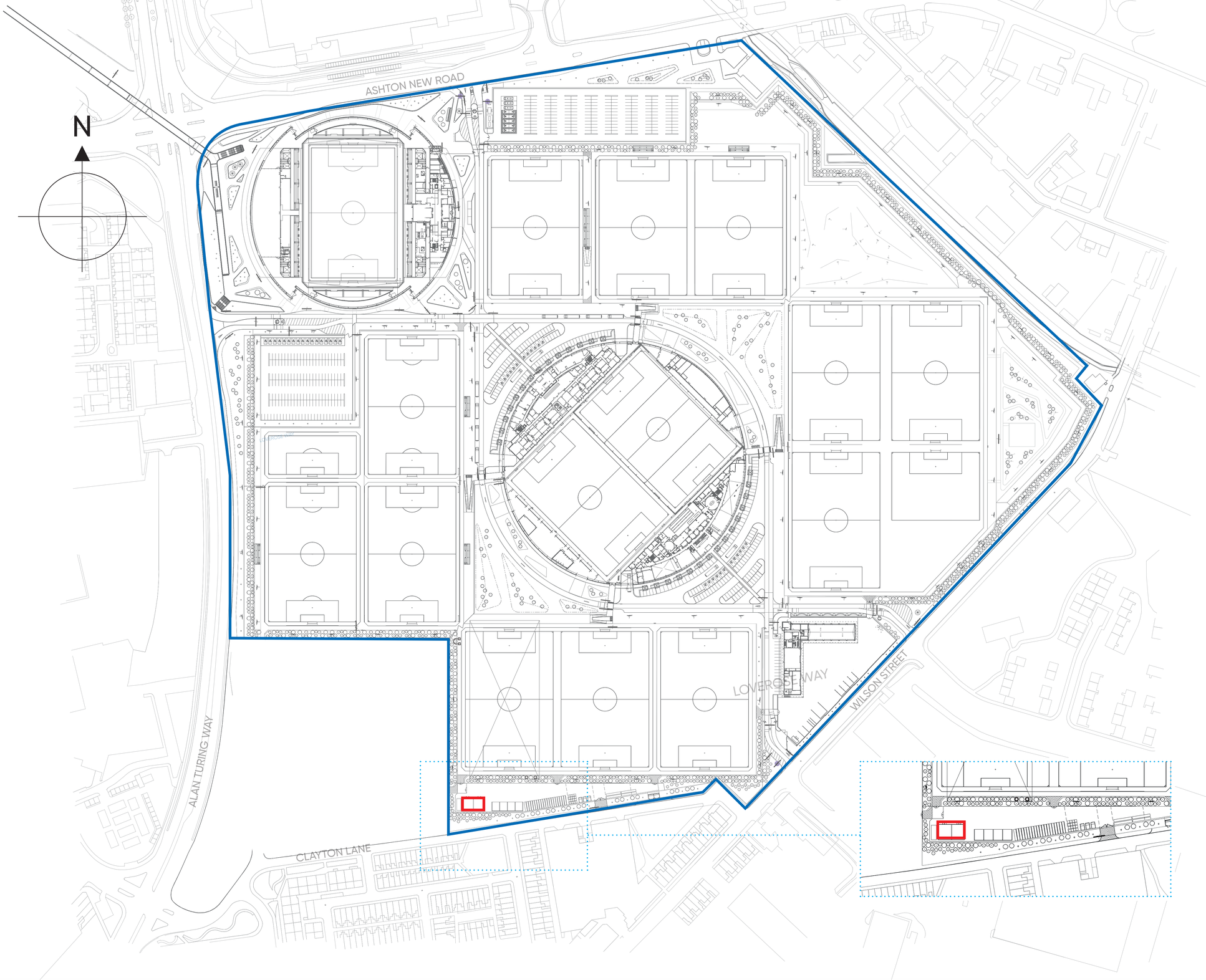
PROPOSED NEW PUMP HOUSE ENVELOPE
TO COVER EXISTING BUILDING

6th November 2025 - Rev. 3

Supporting Planning Details

Prepared by Neil Cousins
The Brand Group



Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Scaled location plan showing proposed position in relation to:

Clayton Lane
Latitude: 53.47899° N,
Longitude: 2.18636° W

Wilson Street
Latitude: 53.4761849° N
Longitude: −2.1932507° W

Client: MCFC

Drawn: NC

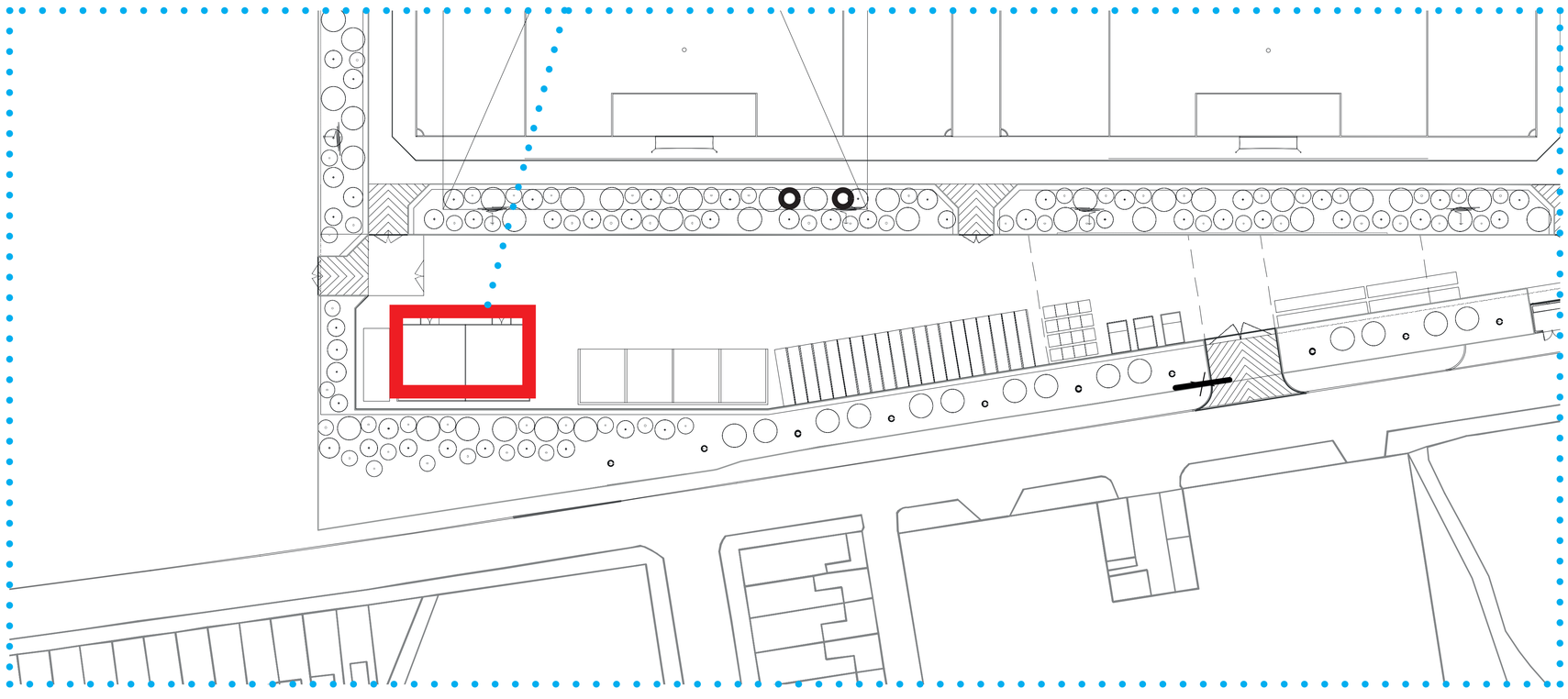
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Date: 06.11.25 - Rev. 3

Ref: 280866/A4

Scale: 1/1000 @ A0





Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Aerial view and expanded view.

Client: MCFC

Drawn: NC

Checked: RJ

Date: 06.11.25 - Rev. 3

Ref: 280866/A4

Ground Contamination Information Report / Acoustic Survey:

Character & Landscape.

Located on the southern edge of the Etihad Campus, the proposed Ground Maintenance Yard site (aka ‘The Boneyard’) fronts on to Wilson Street to the south, Clayton Lane to the east, the Connell Co-op College to the west and training pitches 5, 6 & 7 to the north.

Vehicular access is currently via a gated opening off Wilson Street but also via an un-named road that sits between the site and the Connell Co-op College – this access is similarly gated as per the one accessed off Wilson Street. The site itself sits lower than the adjacent pitches and currently houses open silos for grass cuttings and earth movements as well as this existing building used for rainwater attenuation and pitch irrigation systems and known to MCFC as ‘The Filter House’

There is a belt line of trees located on the northern edge of the site that effectively separate the yard from the higher level training pitches. These trees are relatively young and would remain unaffected by any proposals.

Similarly, there is a belt line of trees to the south, east and west of the site which sits among some flatter grassed areas that line the edges of Wilson Street – again these will remain unaffected.

The site itself (as bounded by the red dotted line) is generally flat and tarmacked and occasionally used to store machinery needed to condition the grass pitches or by grass and spoil heaps. The eastern end of the site is considered inappropriate for the proposed development due to its tapered nature.

A full geotechnical design report is attached to this document as:

Appendix A - GEOTECHNICAL DESIGN REPORT - 2674748

A full acoustic survey has already been conducted for a new pumphouse in the exact same area and is attached to this document as:

Appendix B - MCFC ACOUSTIC SURVEY.pdf



Manchester City Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Ground Contamination Information Report / Acoustic Survey:

Client: MCFC

Drawn: NC

Checked: RJ

Date: 06.11.25 - Rev. 3

Ref: 280866/A4

Site report and proposal for works:

Date: 9 September 2025

Location: City Football Academy, Rear Facilities Area (“Boneyard”)

1. Background

A site inspection was carried out at the City Football Academy within the rear facilities area, commonly referred to as the “Boneyard.” The purpose of this review was to assess the condition of the existing pump house, which currently functions as part of the site’s water attenuation system and supports related infrastructure requirements.

2. Current Condition

The pump house, while continuing to fulfil its operational purpose, has been subject to progressive deterioration over time. The most significant issue identified relates to the roof structure, where repeated water ingress has been recorded. This has contributed to ongoing decay and presents a medium-term risk to the integrity of the building.

In contrast, the walls and primary structure remain sound. The external envelope, aside from the roof, continues to provide stability and a secure housing for the pumps and water attenuation equipment. This creates an opportunity to retain much of the existing footprint and avoid unnecessary disruption.

3. Proposed Approach

It is proposed that a new building (envelope) be constructed directly over the existing footprint of the pump house using new steelwork and aluminium roof and cladding to all sides finished in RAL6005 (Juniper Green) to match existing colour of building and fencing on Wilson Street)..

This strategy will:

- Eliminate the need for demolition, thereby reducing disruption, cost, and environmental impact.
- Preserve the existing water attenuation infrastructure, ensuring continuity of service during and after construction.
- Deliver a modernised and more resilient building envelope designed to address the shortcomings of the current roof and provide greater long-term durability.

The architectural drawings contained within this planning summary illustrate the proposed design in detail, including the dimensions of the footprint and the integration with existing site infrastructure.

4. Benefits of the Proposal

- Operational continuity: The attenuation system remains protected throughout the build.
- Cost efficiency: Avoiding demolition and rebuild minimises capital expenditure.
- Sustainability: Reuse of the footprint reduces waste and carbon impact.
- Environmnent - Potentially reduce / eliminate operational noise in the existing built environment.
- Longevity: A new structure ensures greater resilience against water ingress and weathering.

5. Conclusion

The inspection confirmed that while the pump house is needs attention in its present condition, particularly due to roof degradation, the core structure remains serviceable. Constructing a new building over the same footprint offers a practical, cost-effective, and sustainable solution.

This report, together with the supporting drawings, provides a basis for approving the proposal and moving forward to the planning and construction phases.

Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Site Report and Proposal

Client: MCFC

Drawn: NC

Checked: RJ

Date: 06.11.25 - Rev. 3

Ref: 280866/A4

Relevant Planning Policies:

The development plan for Manchester City Council comprises the Manchester City Council Core Strategy (2012), the Extant Unitary Development Policies (1995) and the emerging Places for Everyone (2021). The relevant policies relating to design and access are:

- Policy SP1 Spatial Principles
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN4 Reducing CO2 Emissions by enabling Low and Zero Carbon Development
- Policy EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Policy DM1 Development Management

The development plan is supported by a number of supplementary planning documents and of relevance is the Guide to Development in Manchester adopted in April 2007. The draft Eastlands Regeneration published in February 2017 is also a material consideration. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are also material considerations.

Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Relevant planning policies:

Client: MCFC

Drawn: NC

Checked: RJ

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Ref: 280866/A4

Assessment of Surroundings:

Character & Landscape.



Above: General view of the site looking east showing a generally tarmacked surface.



Above: View of the access gate into the site from the un-named road to the west of the site.



Above: View of the existing Filter House building on the South- West corner of the site and adjacent storage silos.



Above: View of the site looking north-east showing general equipment stored on site adjacent to the fence and trees.



Above: View of the young trees that separate the site from the adjacent elevated training pitches.



Above: View of the training pitches that are set at a higher site level than the site.

Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Character and landscape:

Client: MCFC

Drawn: NC

Checked: RJ

Date: 06.11.25 - Rev. 3

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Photos of existing pump house showing present condition including leaking roof aspect:

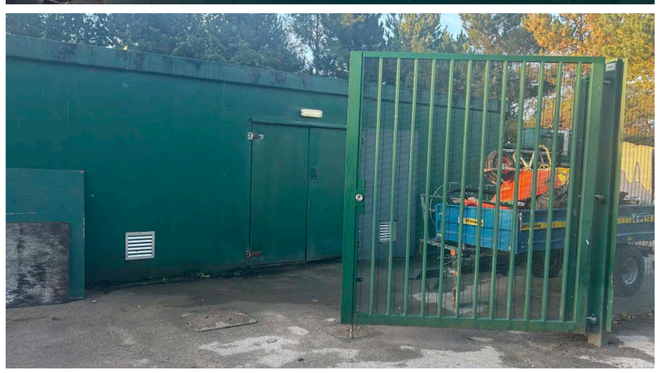
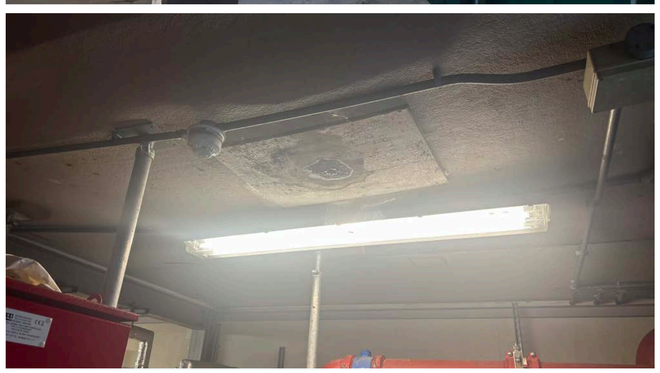











Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Photos of existing site:

Client: MCFC

Drawn: NC

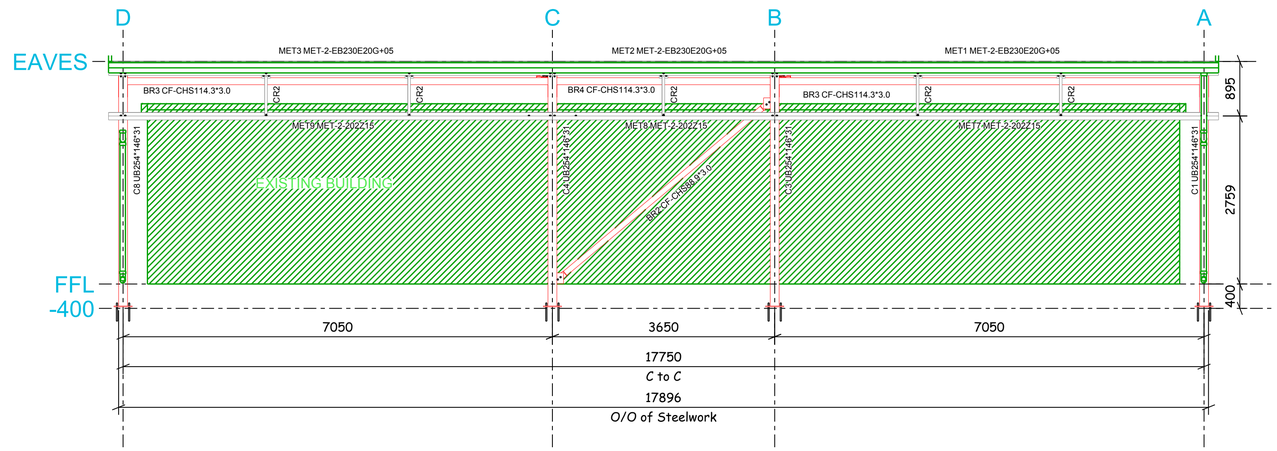
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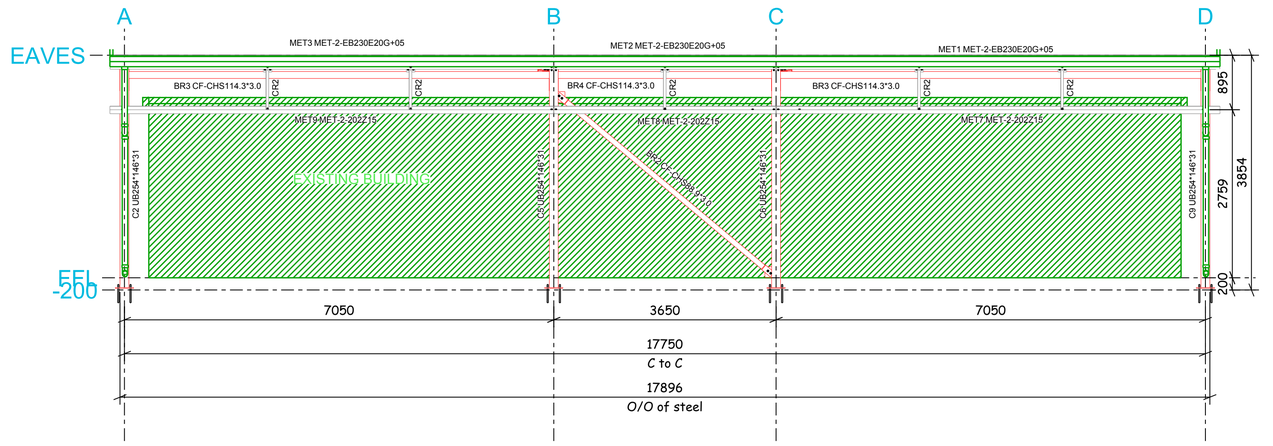
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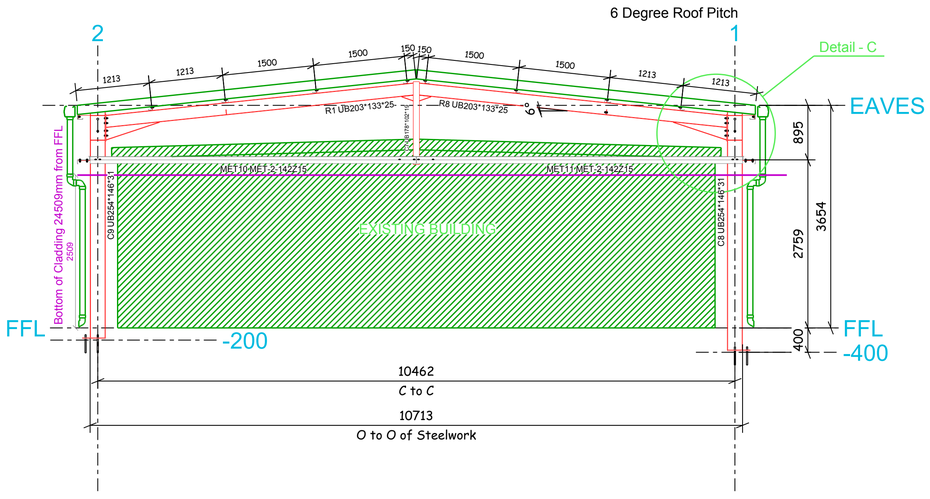
0m 1m 2m 3m 4m 5m



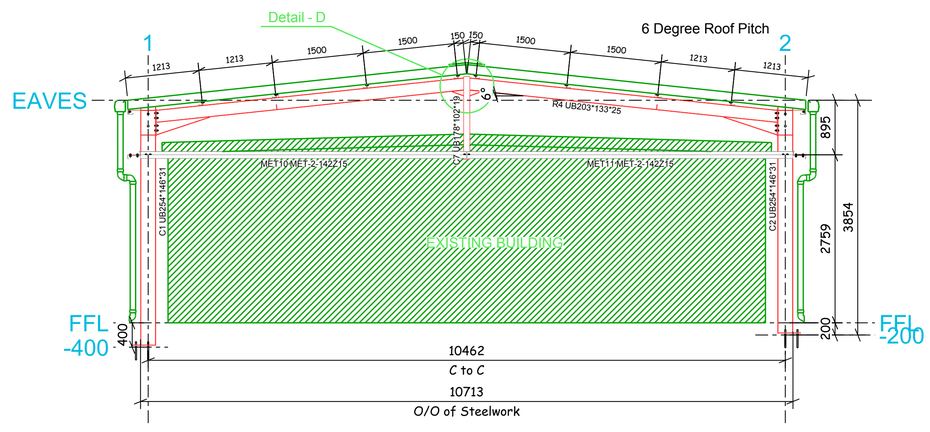
Grid Line 1



Grid Line 2



Grid Line D



Grid Line A

Manchester City Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Elevation drawings

Client: MCFC

Drawn: NC

Checked: RJ

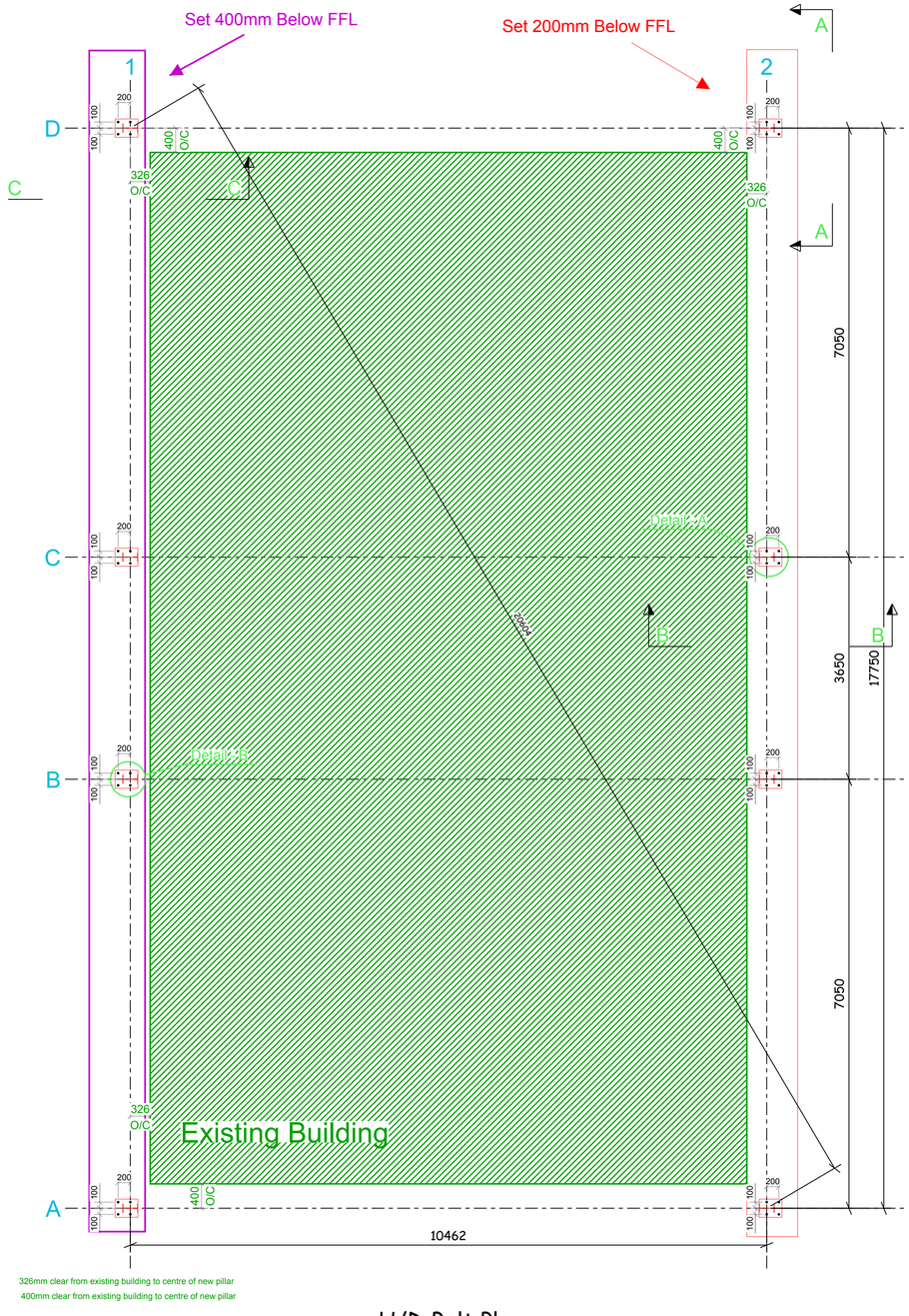
Date: 06.11.25 - Rev. 3

Ref: 280866/A4

Scale 1:50 @ A1

Scale 1:50

0m 1m 2m 3m 4m 5m



326mm clear from existing building to centre of new pillar

400mm clear from existing building to centre of new pillar

H/D Bolt Plan

Manchester City Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Elevation drawings

Client: MCFC

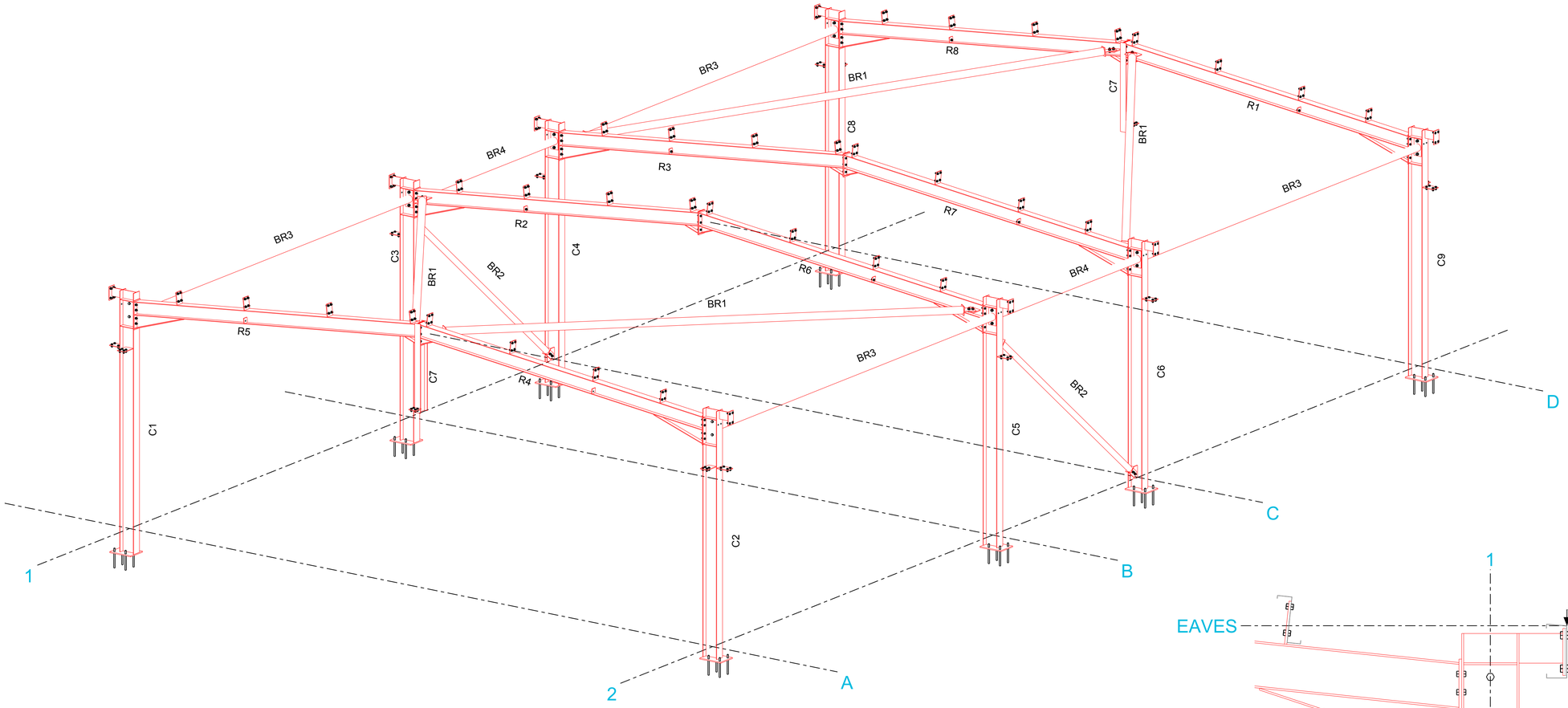
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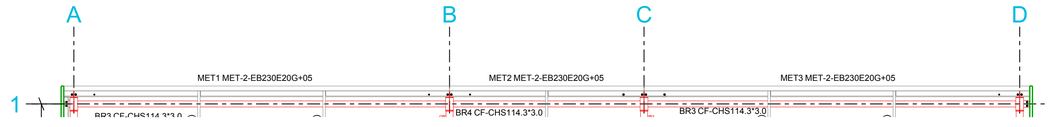
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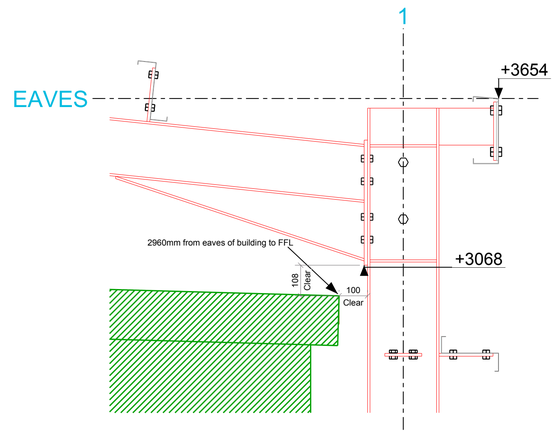
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3D





Detail - C

Manchester City Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

Isometric drawing for illustration purposes only - not to be scaled

Client: MCFC

Drawn: NC

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Scale 1:50 @ A1

CGI Model showing proposed new pump house envelope.



Manchester City
Football Academy

Proposed new pump house structure to be built at the rear of the facilities yard space known as “The Boneyard.”

CGI Model showing proposed new pump house envelope for illustration purposes only.

Client: MCFC

Drawn: NC

Checked: RJ

Date: 06.11.25 - Rev. 3

Ref: 280866/A4

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