

Planning

Delegated Officer Report¹

Summary of application details

Application reference:	145541/FO/2026
Application type:	Full planning permission
Proposal:	Installation of external plant and associated enclosure.
Site address:	Eastlands Trust Limited Institute Of Sport Rowsley Street Manchester M11 3FF
Ward(s):	Ancoats & Beswick
Date application valid:	22 April 2026
Applicant name:	
Agent (if any):	Cesar Sanchez
Case officer:	James Bridgman
Recommendation:	Approve
Date of recommendation:	15 June 2026

Description of site, building and/or area

The application site refers to an existing area of hardstanding the north of the House of Sport/National Squash Centre located at the Etihad Campus.

This area is adjacent to the City Link, a pedestrian and cycling route between east Manchester and the city centre.

To the north east of the site is the Etihad campus tram station and Joe Mercer Way.

Description of development

Planning permission is sought for the installation of external plant and associated enclosure.

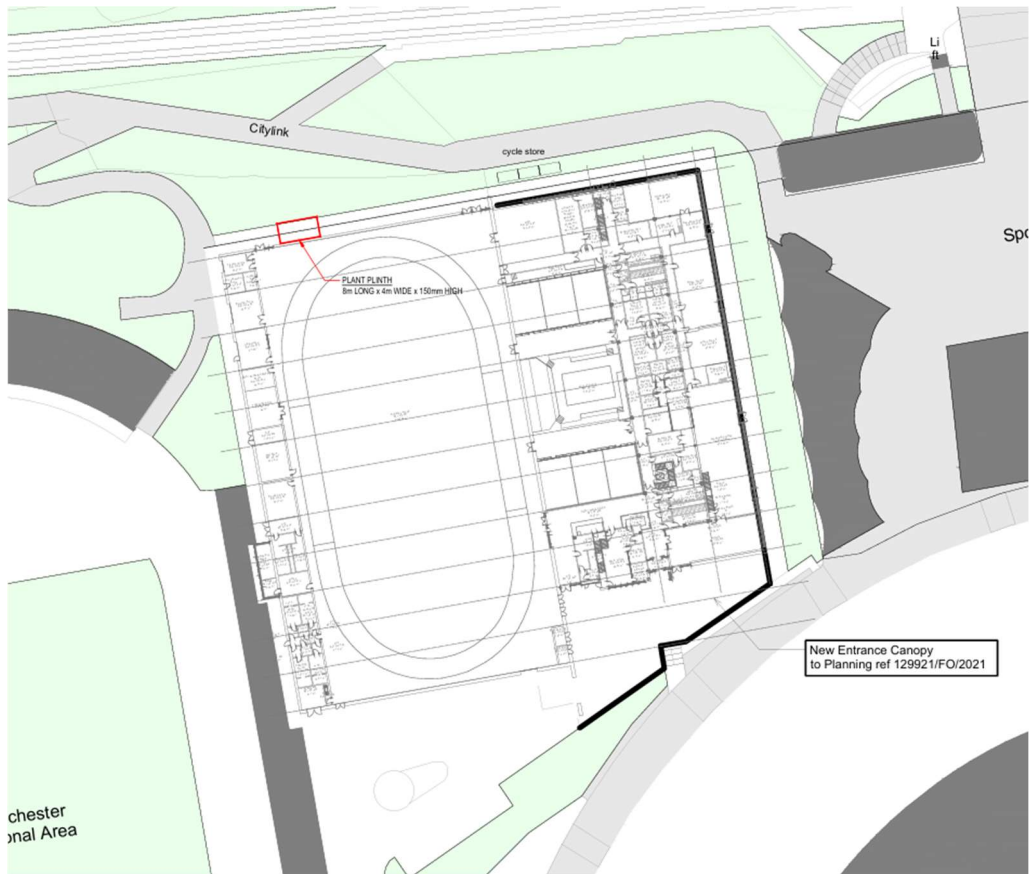


Figure 1 – Applicant site is red edge

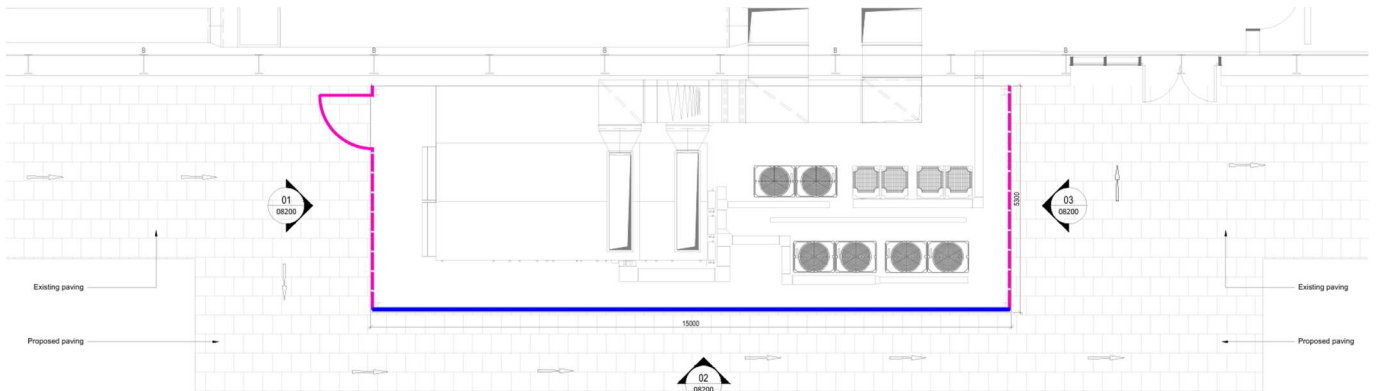


Figure 2 – Proposed layout plan

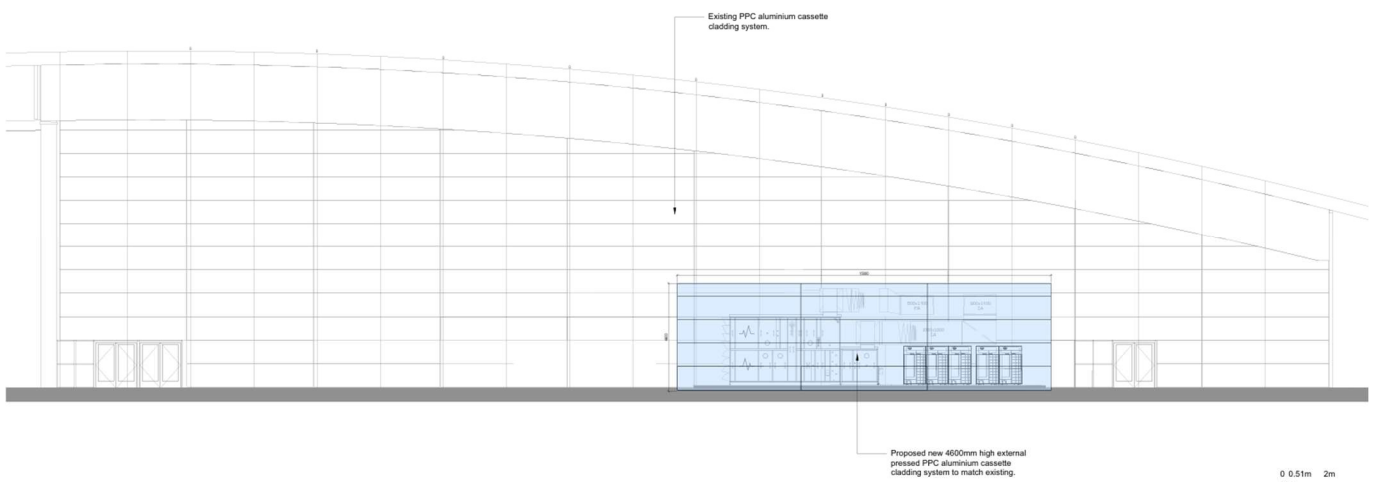


Figure 3 – Proposed external elevation

Relevant planning history

N/A

Consultation, notification and publicity responses

Consultations

Notifications and publicity

Publicity - The proposal has been advertised in the public interest by the way of a site notice displayed at the site. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Environmental Health – No objections subject to plant noise verification testing prior to use.

Metrolink - The location of the proposed development is sufficiently remote from Metrolink that we have no comments to make

Highways -

Relevant policies

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-P1 - Sustainable Places

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 EN1 – Design Principles and Strategic Character Areas
- 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 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered

that the development proposals are in accordance with the general thrust of policy contained within it.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Assessment

Principle

The proposal is for the installation of external plant with an associated enclosure to accommodate ventilation requirements for the facilities and courts within the House of Sport building at the Etihad Campus. This in principle is acceptable subject to the assessment of the design and amenity impacts of the development.

Design

The external plant would be located on existing hardstanding to the rear of the site. There would be an associated enclosure consisting of 4.6m high weld mesh fencing to the side elevations and 4.6m high aluminium cladding to match the existing building.

The cladding would have concealed fixings into metal posts as shown below in Figure 4. It is recommended there is a planning condition for the cladding to match the existing in terms of materiality, colour and finish.

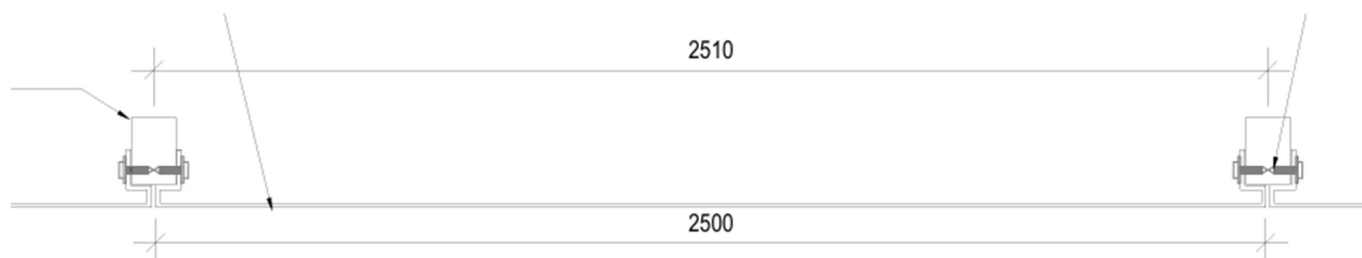


Figure 4 – Aluminium cladding concealed fixing details into metal posts.

The weld mesh fencing would be fixed to the posts. The weld mesh fencing is typical of the Etihad Campus and would not appear out of character, in accordance with Core Strategy Policies DM1 and EN1.

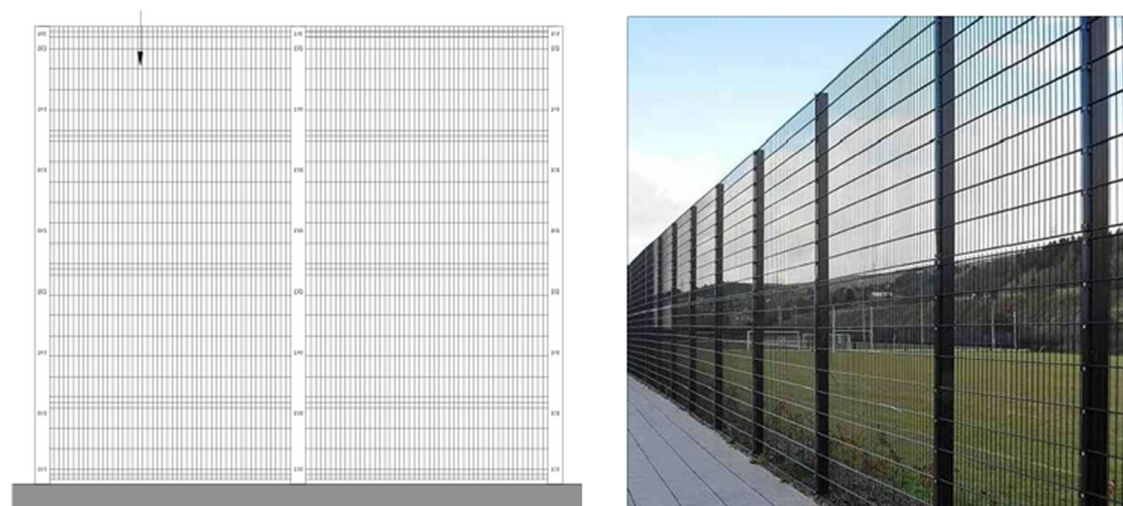


Figure 5 – Proposed side elevation and weld mesh fencing

Amenity

An acoustic survey was submitted in support of the application to assess the impacts of the proposed plant. Environmental Health have reviewed the proposal and are satisfied that the plant noise subject to verification testing would not have any adverse impact on the nearest noise sensitive receptors, in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

Highways

The external plant is not considered to impact on vehicles travelling along surrounding roads or pedestrians/cyclist using CityLink.

Highways have advised the proposed fit out works should not cause any impact on pedestrian/cyclist movement along CityLink. It is acknowledged there is access via New Viaduct Street and Rowsley Street to the site for works to be carried out.

The development therefore is unlikely to impact on the highway network in accordance with Core Strategy Policy DM1.

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.

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Recommendation: Approve

Conditions attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Proposed Fencing and Cladding Details: ESL-AHR-AS-00-00-DR-A-08401

Received by the City Council as Local Planning Authority on 11 June 2026

- Proposed External HVAC Fencing Plan and Elevation: ESL-AHR-AS-00-00-DR-A-08200 Rev A

Received by the City Council as Local Planning Authority on 22 April 2026

- Proposed Site Plan and Elevations: JR010530-CMO-ZZ-ZZ-PL-M-0800 Rev P01
- Proposed External HVAC: JR010530-CMO-ZZ-ZZ-DR-M-0700 Rev P3
- Proposed Ventilation Layout: JR010530-CMO-ZZ-ZZ-DR-M-0501 Rev P3
- Existing and Proposed Elevations: ESL-AHR-AS-00-00-DR-A-08400 Rev A

All received by the City Council as Local Planning Authority on 10 April 2026

- Block Plan of Site: ESL-AHR-AS-00-00-DR-A-8100

Received by the City Council as Local Planning Authority on 26 March 2026

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.

- 3) The fencing (side elevations) shall be weld mesh and constructed in accordance with the details shown on Drawing ESL-AHR-AS-00-00-DR-A-08200 Rev A (Received 22 April 2026)

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.

- 4) The cladding (front elevation) shall be silver PPC aluminium cladding with concealed fixings that shall match the appearance of the exterior of the existing building and be constructed in accordance with the details shown on Drawing ESL-AHR-AS-00-00-DR-A-

08200 Rev A (Received 22 April 2026) and AHR-AS-00-00-DR-A-08401 (Received 11 June 2026).

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.

5) a) The internal (where required to extract externally) and externally mounted plant, equipment and servicing to the external plant room shall be installed in accordance with the Noise Impact Assessment, E3P, Reference: 52-054-R1, Dated: 19 March 2026, received by the City Council as Local Planning Authority on 26th March 2026. This demonstrates that the plant hereby approved will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first use of plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant approved can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first operation of the plant hereby approved.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Informatives

Highways

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Construction Hours

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work