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J Roscoe
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03 April 2014

Dear Sirs

Application under the Provisions of S73 of The Town and Country Planning Act 1990 to vary Condition 10 of Planning Permission 104315/FO/2013/N2, Etihad Stadium, Manchester

On behalf of our client, Manchester City Football Club Ltd ('MCFC'), please find enclosed an application to vary Condition 10 of planning permission ref: 104315/FO/2013/N2, at the Etihad Stadium, Etihad Campus, Rowsley Street, Manchester

Background to the Proposal

Full planning permission was granted for the expansion of the Etihad Stadium in February 2014 (MCC ref: 104315/FO/2013/N2).

This consent granted permission for expansion of the South and North Stands of the Stadium, to allow an increase in the capacity of each Stand by up to 6,250 seats plus the provision of up to 2,000 additional pitch side seats creating a total match day capacity of up to 62,170 seats from the existing 47,670.

Consent also granted for other works including expansion of concourse facilities and public realm including changes to car parking layout, landscaping and boundary treatments with associated infrastructure works.

The expansion of the Etihad Stadium will enhance Eastland's role as a national and international sporting destination and provide a number of employment opportunities. The development responds directly to the Council's aspirations for the site, as set out within the Eastlands Regeneration Framework (ERF), the Eastlands Community Plan, and Manchester's Core Strategy. The development adds to Manchester's football and visitor economy, delivering a Stadium that is fit to compete with the very best that Europe has to offer, allowing more fans and visitors to access the facilities on offer. The spin-off benefits of this

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extend to the entire City Region, with hotels, restaurants, retail and bars all benefiting from the visitor numbers generated by the Stadium.

The Application Proposals

Condition 10 of planning permission 104315/FO/2013/N2 restricts site working hours (operations) to the following times:

- Monday to Saturday – operations only between 07:30 to 19:00hrs
- No operations on Sundays
- No operations on match/concert days

Since the submission of the application in November 2013, extensive and detailed construction design development has taken place which has resulted in a greater understanding of the construction activity, methodology and sequencing of works that need to be factored into the construction programme. The fact that the Stadium will be operational, both for football and other events, throughout much of the construction period also creates programme challenges that cannot be avoided.

This has resulted in the need to extend the site working hours to meet the required completion date, which, in this case, cannot be pushed back due to the fixed constraint of the start of the 2015/16 football season at which time the expanded South Stand and pitchside seats must be completed.

The construction design development and project planning has resulted in the following additional site works being added to MCFC's contractor's (Laing O Rourke) package of works which were originally detailed within the Etihad Phasing Schedule submitted with application reference 104315/FO/2013/N2:

- Internal re-configuration of the general arrangement floor plans in relation to cellars, kitchens, concessions, bars;
- Envelope construction/engineering design resulting in ;
- Corner roof re-engineering with additional members;
- Complexity / sequence of works associated with the interim roof works (complexity of load transfer during works from existing roof whilst retaining covering of the stands);
- Resolution of accessibility requirements incurring additional super risers; and
- Fire strategy resolution requiring additional vertical (internal) extensions to two existing cores.

Alongside the additional details identified above, a number of new match day protocols have also been introduced. These further restrict the days that construction works can take place at the Stadium and include, for example, additional event days/games when all works must cease.

To achieve the target date for completion the contractor, Laing O Rourke, requires the site working hours to be extended. The required site working hours are as follows:

- Monday to Saturday – operations between 07:00 to 23:00hrs
- Sunday – operations between 08:00 to 16:00hrs
- No operations on match/concert days

The extended site working hours will be used to deliver works associated with the expansion of the South Stand and three additional rows of pitchside seats. This application therefore seeks to amend the wording of Condition 10 of planning permission 104315/FO/2013/N2 as follows:

10) The development hereby approved shall be carried out in accordance with the Construction Management Plan prepared by Laing O'Rourke and Noise Survey prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 25 November 2013, both updated by the Construction Management Plan (06 03 14) prepared by Laing O'Rourke and Construction Noise Assessment for Extended Hours prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the (03 April 2014) and the email from Jay Patel dated the 14 January 2014.

This shall include:

- *The hours of working at the site shall be restricted to - Monday to Saturday 07:00 to 23:00, Sundays 08:00 – 16:00 No operations on match/concert days.*
- *Wheel Washing of contractors vehicles leaving the each egress gate and surrounding road networks swept and cleaned daily;*
- *No revving of engines;*
- *Dust suppression measures put in place;*
- *Monitoring of vibrations associated with pilling*

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1 and DM1 of Core Strategy (2012) and extant policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Noise Assessment

MCFC pride themselves on the positive relationship they have with both local residents and fans. They are therefore keen to ensure that the proposed site working hours will not have an unacceptable impact on those who live and work within the vicinity of the Etihad Stadium.

In order to demonstrate that the proposed extended working hours do not have a significant impact on the amenity of neighbouring occupiers, Sandy Brown Associates have produced a bespoke Noise Assessment, a copy of which is enclosed with this application.

This Assessment details the construction activities that are expected to take place during the proposed extended working hours (07:00 – 07:30 & 19.00- 23:00 Monday to Saturday and 08:00 – 16:00 Sunday).

It includes a maximum suggested construction noise limit at the nearest noise sensitive location (being residential premises to the south of Ashton New Road, approximately 90 metres from the construction site) during these hours based on British Standard (BS) 5228 'Noise and Vibration Control on Construction and Open Sites'.

BS 5228 provides guidance on the control of noise and vibration during demolition and construction. The Standard contains guidance on noise levels to be achieved outside residential dwellings from construction noise where an upper limit criterion is suggested.

Based on the significance criteria for assessing the effect of construction noise and the daytime assessment set out in the Noise and Vibration chapter of the Environmental Statement (ES) dated 25 November 2013 which accompanied the Original Planning Application (MCC Ref: 104315/FO/2013/N2), an upper limit of $L_{Aeq,T}$65 dB for construction noise during the evenings and Sunday daytimes is suggested.

In order to assess the expected noise levels during the extended site working hours, Sandy Brown Associates prepared a 3D noise model of the site.

The results from the acoustic modelling indicate that construction noise during the proposed extended working hours is expected to fall below the upper noise limit when measured at the nearest noise sensitive residence. Full details are provided within the enclosed Noise Assessment.

Environmental Impact Assessment

The proposed amendment to working hours has been reviewed by the technical team which prepared the original Environmental Statement (ES) which accompanied the Expansion of the Etihad Planning Application (MCC Ref: 104315/FO/2013/N2). In all cases it has been concluded that the proposed change to site working hours would not alter the conclusions of the Environmental Statement, given that all proposed works can be undertaken without exceeding the upper noise limit of $L_{Aeq,T}$65 dB .

On this basis, and in accordance with The Town and Country Planning (Environmental Impact Assessment) 2011 Regulations, it is considered that the environmental information submitted with application 104315/FO/2013/N2 remains sufficient for the Local Planning Authority to determine this application.

A copy of the Environmental Statement is therefore submitted with this application.

Application submission

In addition to this letter, the application is supported with the following documents:

- Application Form
- Red Edge Plan
- Construction Noise Assessment for Extended Hours
- Construction Management Plan (06 03 14)
- Etihad Expansion Environmental Impact Assessment Volume 1 (Environmental Statement), 2 (Appendices) & 3 (Non-Technical Summary) (November 2013) – NB CD only
- A cheque for the planning application fee of £195

Conclusion

The application to extend the site working hours will ensure that the expansion of the Etihad Stadium can be completed in time for the 2015/16 football season. This is critical to the delivery of this important sporting and regeneration project which will deliver a number of important regeneration benefits as detailed within the original planning application (104315/FO/2013/N2) and be in full compliance with a number of key local and sub-regional polices and strategies.

The enclosed Noise Assessment details the activities that will take place during the extended site working hours and confirms that activity will not have a significant impact on the amenity of occupiers in the vicinity of the Stadium.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me or my colleague, Jay Patel (0161 455 6561).

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Yours faithfully

[redacted]

Michele Steel
For Deloitte LLP