



Planning

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Mr John Cooper
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Date: 12 August 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 143447/NMC/2025

Description: Non-material amendments to Planning Permission 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024 and 140766/NMC/2024) to make elevational changes, changes to landscaping, alterations to drainage strategy and alterations to planning conditions s 8b, 8c, 17, 20, 25a, 25b, 26, 27, 30a, 30b, 33, 34, 37a, 38, 39, 41, 44, 45, 47, 48, 49, 50, , 51, 52, 56a, 56b, and 57

Location: Etihad Stadium (North Stand), Etihad Campus, Manchester, M11 3FF

I refer to your application for a non-material amendment to planning permission reference 136763/FO/2023.

The proposed seeks to make elevational changes, changes to landscaping, alterations to drainage strategy and alterations to planning conditions s 8b, 8c, 17, 20, 25a, 25b, 26, 27, 30a, 30b, 33, 34, 37a, 38, 39, 41, 44, 45, 47, 48, 49, 50, , 51, 52, 56a, 56b, and 57

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and 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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 136763/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136763/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

ZZ-ZZ-DR-J-000083 RevP01, NSE-POP-NS-00-DP-A-004000-C08, NSE-POP-NS-ZZ-DR-A-000310-C05, NSE-POP-NS-ZZ-DR-A-000314-C05, NSE-POP-NS-ZZ-LS-A-008007-

C04, NSE-POP-NS-ZZ-DR-A-000301-P04, NSE-POP-NS-ZZ-DR-A-000302-P04, NSE-POP-NS-ZZ-DR-A-000303-P04, NSE-POP-NS-ZZ-DR-A-000304-P04, NSE-POP-ZZ-00-DR-L-000600-C10, NSE-POP-ZZ-ZZ-DR-A-009100-P08, NSE-POP-ZZ-ZZ-DR-A-009101-P08, NSE-POP-ZZ-ZZ-DR-A-009104-P08, NSE-POP-ZZ-ZZ-DR-A-009108-P08, NSE-POP-ZZ-ZZ-DR-A-009109-P08,

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.

8) 8) (a) Prior to the commencement of the development, a temporary corraling system shall be carried out in accordance with the Temporary Corraling Arrangement Plans (Ref: NSE-MEE-ZZ-00-DR-U-000102-P04, NSE-POP-ZZ-00-DR-A-000133-C01, NSE-POP-ZZ-00-DR-A-000135-P11, NSE-POP-ZZ-00-DR-A-000136-P06, NSE-POP-ZZ-00-DR-A-000137-P07, NSE-POP-ZZ-00-DR-A-000620-P11, NSE-POP-ZZ-00-DR-A-000622-P06) stamped as received by the City Council, as Local Planning Authority, on 1st May 2024. The strategy for delivering the proposed permanent works canopy design and installation will be as set out on TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, received by the City Council, as Local Planning Authority, on 1st May 2024.

(b) Prior to the first use of Section 5 of the development hereby approved as shown on plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, the permanent corraling infrastructure referred to in (a) above shall have been implemented in accordance Plan Ref. NSE-POP-ZZ-00-DP-L000650- P02, TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, received by the City Council, as Local Planning Authority, on 1st May 2024. The implemented design shall have been subject to TfGM's Metrolink's Engineering Assurance and agreed with Metrolink. The design should include for canopy and adjustments required to lighting and CCTV infrastructure to work with the permanent canopy. Ticket validation shall be as Plan ref. NSE-POP-ZZ-00-DP-L-000650-PO2

(c) Prior to the first use of Section 5 of the development hereby approved as shown on plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, a canopyspecific construction management plan shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved canopy details shall be implemented prior to first use of Section 5 and remain in place thereafter for as long as the development is in use

Reason: To ensure that Metrolink customers are adequately and safely accommodated without detriment to Metrolink Operations pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) The drainage strategy shall be carried out in accordance with the Project North Stand Manchester Site Improvement Works Drainage Strategy Project no 053810 (Date 25 April 2023) received by the City Council, as Local Planning Authority, on the 26 April 2023, and Email from seweradoptions@uuplc.co.uk dated 06 June 2023 (approved as part of planning permission 135764/FO/2022), as amended by Project North Stand Drainage Strategy Planning Amendment (dated February 2025) prepared by Buro Happold received by the City Council, as Local Planning Authority, on the 15 July 2025. The approved details shall be implemented as part of the development

Reason - In the interest of a satisfactory drainage scheme being prepared for the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

20) Prior to the first use of each section of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025 and following completion of the remediation strategy approved as part of condition (18), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

25) (a) Notwithstanding NSE-POP-ZZ-00-DR-A000600 C09 submitted to the City Council, as Local Planning Authority, on the 15 July 2025, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, street tree planting, tree species, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) (b) The approved scheme for sections 2, 4, and 5 shall be implemented prior to the first use of that section of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council on 15 July 2025. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

(c) The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the practical completion of the development hereby approved, a detailed landscaped management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the practical completion of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats and biodiversity in order to comply with policy EN15 of the Manchester Core Strategy (2012).

30) (a) Prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved under part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant noise on the local area pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

33) Each of the ground floor commercial units, within section 2 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

34) The development hereby approved shall be carried out in accordance with Waste Management Strategy prepared by Buro Happold received by the City Council, as Local Planning Authority, on the 18 April 2023. The details for each section as shown on Plan Ref: ZZ-ZZ-DR-J000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025 shall be implemented prior to the first use of that section and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

37) Notwithstanding Noise response (ref. 053810-0820-1-PN-02-P0) received by the City Council, as Local Planning Authority, on the 27 June 2023 and Chapter and Appendices 11 of the Environmental Statement received by the City Council, as Local Planning Authority, on the 18 April 2023, prior to the first use of commercial units, workspaces, hotel, gymnasium (and any other ancillary commercial spaces excluding the North Stand) in each phase of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council on 15 July 2025, a scheme of acoustic

insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(b) Prior to the first use of those spaces within a relevant phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

38) Prior to the first use of each section of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025 the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of that section and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

39) The development hereby approved shall include a temporary and permanent building and site lighting scheme including details of illumination of external areas, potential impact on the tram line during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of such a scheme for both the temporary and permanent installations shall be submitted for approval in writing by the City Council, as Local Planning Authority before the implementation of each installation.

The approved scheme shall be implemented in full prior to the first use of the temporary and permanent installations development and the permanent installations shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction, personal safety, the safety of the tram lines and impact on the canal corridor in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

41) The development shall be carried out in accordance with the Crime Impact Statement (Rev D ref. 2006/0905/CIS/02) prepared by

Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 18 April 2023. The development shall only be carried out in accordance with these approved details.

Within 3 months of the practical completion of the development, written confirmation of a Secured by Design accreditation shall be submitted and agreed with the City Council as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

44) Prior to the first use of the hotel hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Modifications to the junction of Gate 3/Alan Turing Way including widening of pedestrian footways to 2 metres, integration with Alan Turing Way and installation of tactile paving
- Access from Gate 3 upgraded

The approved scheme shall be implemented and be in place prior to the first use of the hotel hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

45) Prior to the first use of each phase of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of a servicing and operational management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include how servicing arrangements will be managed at the development including ensuring the access road remains unrestricted.

The approved plan shall be implemented upon the first use of that phase of the development and thereafter retained and maintained.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

47) Notwithstanding the TV reception survey prepared by ME Engineers received by the City Council, as Local Planning Authority, on the 18 April 2023, within one month of the practical completion of section 3 or at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the preexisting level and quality of signal reception identified in the survey carried out above.

The measures identified must be carried out within one month of the study being submitted to the City Council as Local Planning Authority.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

48) Prior to the first use of each phase of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of any external roller shutters to the ground floor of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented within 3 months of practical completion and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

49) Prior to the practical completion of the development, details of the siting, scale and appearance (including samples of materials) of the boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place within 1 month of the practical completion of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that appropriate boundary treatment is put in place in the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

50) On the practical completion of the development hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented within 3 months of the practical completion of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are of the appropriate specification and appearance in the interest of the overall sustainability of the building and visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

51) Prior to the practical completion of the development hereby approved, final details of a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be used to inform future signage for the development.

Reason - In the interest of achieving a suitable signage solution for the development of the arena pursuant to policy DM1 of the Manchester Core Strategy (2012).

52) Prior to the first use of Section 1 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the

City Council, as Local Planning Authority, on the 15 July 2025, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved within that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The air source heat pumps must also comply with the noise criteria as specified in condition 30. The approved details shall then be implemented prior to the first use of section 1 and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

56) (a) Three months prior to the first occupation of each section of the development (Sections 1, 2 and 3), a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of each section of the development.

In this condition, a Local Benefit Proposal means a document which includes:

- i. the measures proposed to recruit local people including apprenticeships
- ii. mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the practical completion of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

57) Prior to the practical completion of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing