

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143447/NMC/2025

Date registered valid: 15 July 2025

Proposal: 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

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

Ward(s): Ancoats & Beswick Ward

Applicant: John Sisk & Son Ltd

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is approximately 3.5 ha and comprises the Etihad stadium and its curtilage. The stadium was built in 2000 to host the 2002 Commonwealth games and became the home of Manchester City in 2003. The current capacity is 54,048 following the expansion of the South Stand in 2014.

It is bounded by Ashton New Road, Alan Turing Way, Rowsley Street and Joe Mercer Way and Sportcity Way. The main stadium has a distinctive roof and there is car parking around the east and west sides. The National Squash Centre and the Regional Athletics Centre are to the north west. Immediately to the north of the stadium is the club store and 'City Square'.

The main vehicle access is from Ashton New Road which leads to the main 'day to day' surface car park. The club shop would be relocated to the former City at Home building at the site entrance.

The site and the Etihad campus was formerly heavy industrial land. The campus contains a cluster of national sports venues such as the regional tennis centre, regional athletic arena, velodrome, national squash centre and BMX arena. The Manchester City Football Academy along with the Beswick Community Hub, a 600 place sixth form college, with leisure and retail centre is also located in the surrounding area.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Planning permission was granted to expand the Etihad in 2014 (104315/FO/2013/N2) which would have increased the capacity of the stadium to 62,170 seats. Only the south stand was expanded under this permission but the permission, which would also see the north stand enlarged, remains extant.

The COOP Live Arena is under construction on an adjacent site on the opposite side of the Ashton Canal (126431/FO/2020). It is expected that the arena would be operational towards the beginning of 2024 and has a maximum capacity of 23,500.

The area beyond the Etihad campus has a mixed character with commercial uses and homes. The neighbourhoods of Beswick, Clayton, Openshaw and Miles Platting are close to the site. There is a relatively dense residential estate of two storey terrace properties to the southern side of Ashton New Road. The historic Philips Park is to the north east of the stadium and Eastlands District Centre, including Asda superstore, is to the east. A car dealership is immediately to the south west.

The towpath and cycle path along the Ashton Canal link the site to city centre and beyond to the east. The site is well served by public transport which provides good connections to other parts of East Manchester and the wider City. The Metrolink line bounds the stadium site to the north and passes through the Etihad campus providing two stops "The Etihad Stadium" and the "Velo Park". There are bus and train links around the campus along with access to the arterial roads of Ashton New Road and Alan Turing Way.

The site is not in the Air Quality Management Area (AQMA) but Alan Turing Way which connects to the site is. The site is in flood zone one and Manchester's critical drainage area. There is a history of coal mining activity at the site. The site is not within a conservation area, however, there are listed buildings in the immediate area which could be affected by development including the listed Phillips Park.

Description of development

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

Consultations & Notification Responses

n/a

Issues

The changes can be summarised as follows:

- Amendments to the wording of Condition 17 (Drainage) to reflect the updated Drainage Strategy once agreed under a concurrent NMA in respect of the Site Improvement Works Planning Permission;
- Removal of the crest to the North Stand elevation facing into City Square;
- Introduction of double escape doors to the Ground Floor of the North Stand to facilitate additional egress width / requirement;
- Minor amendments to the landscaping at Gate 3;

- Provision of single exit doors on the Ground Floor of the Hotel Building commercial units;
- Minor updates to the Commercial building façade to include opaque glazing on 4th floor; and
- Confirmation of dimensions to the staff terrace on the Hotel Building; and
- Updates to the wording of the Conditions to enable sectional discharge of conditions and therefore the phased occupation of the consented scheme.

The amendments to the drainage strategy are acceptable as it would bring it in line with the site improvement works approval. The changes is considered to be non material in nature.

The removal of the crest is considered to be acceptable and would be non material in nature.

The elevational alterations are considered to be acceptable and would not materially alter the appearance of the building beyond the approval.

There are no issues associated with the changes to the conditions and would allow a phased occupation of the various elements of the development as construction works complete.

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.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) 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
- 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.

2) 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.

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 canopy specific 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 (Laeq) below the typical background (La90) 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 subdivided 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 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).

Appendix 1 – List of consultees & neighbours notified

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

Historic Landfill Site 50m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL