

23 June 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

North Stand, Etihad Stadium - Application for 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)

Please find enclosed an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendments ("NMA") to Planning Permission Ref.136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024 and 140766/NMC/2024) to introduce a series of amendments to the consented scheme ("the Application").

The Applicant is John Sisk & Son Ltd ("the Applicant").

The Site

The Site is located at the Etihad Campus in East Manchester. It comprises 3.5 ha. and includes the North Stand of the Etihad Stadium and adjoining land, including the Metrolink queuing area.

Background

In June 2023, Planning Permission Ref: 135764/FO/2022 was granted for a series of enabling works comprising site investigation and remediation activity in preparation for the North Stand Expansion scheme.

Subsequently, Planning Permission for the Expansion of the North Stand at the Etihad Stadium was granted on 27 July 2023 under Planning Permission Ref.136763/FO/2023.

Since the Planning Permission Reference 136763/FO/2023 was approved on 24th October 2023, the Planning Permission has been subject to 4no. NMA applications, as follows:

- Application Ref: 138417/NMC/2023 – approved on 2 November 2023 in relation to Conditions 21 and 22 attached to the Planning Permission (Ref: 136763/FO/2023) to amend time trigger for sample of materials and louvre screen strategy.
- Application Ref: 139992/NMC/2024 – approved on 31 May 2024 in relation to Condition 8 attached to the Planning Permission (Ref: 136763/FO/2023) to enable a temporary corralling arrangements requirement prior to commencement of works and permanent arrangements to be agreed prior to first use of the consented scheme.
- Application Ref: 140444/NMC/2024 – approved on 30 July 2024 in relation to Condition 2 attached to the Planning Permission (Ref: 136763/FO/2023) for elevational alterations.
- Application Ref: 140766/NMC/2024 – approved on 22 August 2024 in relation to Conditions 2, 22, 24 and 25 attached to the Planning Permission (Ref: 136763/FO/2023) and to vary the approved Description of Development.

The approved Description of Development, for the consented scheme and as amended by NMA Application Ref: 140766/NMC/2024, is as follows:

“Alterations to the Etihad Stadium North Stand and adjoining land to provide an overall increase in Stadium capacity, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis), a Roof-Walk Attraction (Use Class F1(c)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey commercial building comprising flexible retail, commercial and workspace uses (Class E), Museum and/or Leisure Attraction uses (Class F1(c)) and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works.”

The Applicant now proposes to amend the North Stand Main Works Planning Permission Ref: 136763/FO/2023 to agree the following (the “Proposed Amendments”):

- A. 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 (ref: PP-14017646);
- B. Removal of the crest to the North Stand elevation facing into City Square;
- C. Introduction of double escape doors to the Ground Floor of the North Stand to facilitate additional egress width / requirement;
- D. Minor amendments to the landscaping at Gate 3;
- E. Provision of single exit doors on the Ground Floor of the Hotel Building commercial units;
- F. Minor updates to the Commercial building façade to include opaque glazing on 4th floor; and

- G. Confirmation of dimensions to the staff terrace on the Hotel Building; and
- H. Updates to the wording of the Conditions in Appendix 1 to enable sectional discharge of conditions and therefore the phased occupation of the consented scheme.

The proposed amendments are discussed in detail in the following sections of this Covering Letter.

Pre-Application Consultation

The Proposed Amendments were discussed with the Case Officer at Manchester City Council in advance of submission, where it was agreed via email correspondence dated 17th February 2025 that the amendments could be progressed via an NMA application under S.96a of the Town and Country Planning Act 1990.

The Proposed Amendments were also discussed with relevant statutory consultee i.e. Greater Manchester Police, MCC Flood Risk Team, ahead of submission of this Application.

Proposed Non-Material Amendments

A: Amendments to the wording of Condition 17 (Drainage)

During the detailed design stages, the Applicant realised that the ramp and seating area adjacent to the Tennis Centre was considered as greenfield land in the Drainage Strategy and therefore was omitted from the drainage calculations approved under the Site Improvement Works Planning Permission 135764/FO/2022 and subsequently approved under the North Stand Main Works Planning Permission Ref: 136763/FO/2023).

Owing to the changes in calculation, an NMA application to amend Condition 14 (Drainage) of the Site Improvement Works Planning Permission 135764/FO/2022 is submitted concurrently to reflect the updated Drainage Strategy (Ref: PP-14017646).

In tandem, this Application therefore proposes to amend the wording of Condition 17 (Drainage) attached to the North Stand Main Works Planning Permission 136763/FO/2023 to ensure the updated Drainage Strategy is reflected consistently across the Site Improvement Works Planning Permission and Main Works Planning Permission.

The proposed revised wording is outlined in Appendix B.

B: Removal of the crest to the North Stand elevation facing into City Square

As part of ongoing design development, and to prevent the impact caused by the crest installation on views from the Sky Bar hospitality suite onto City Square, the Applicant is proposing its removal on the North Stand Elevation facing onto City Square. This was initially proposed to be erected over the curtain wall glazing on the upper floors of the North Stand elevation. The curtain wall glazing will otherwise be unaffected by the removal of the crest ensuring a coherent elevational design.

Figure 2 and Figure 1 below show the relevant approved and proposed elevations, with the main area of change encircled in red.

Figure 2 Approved North Stand Elevation

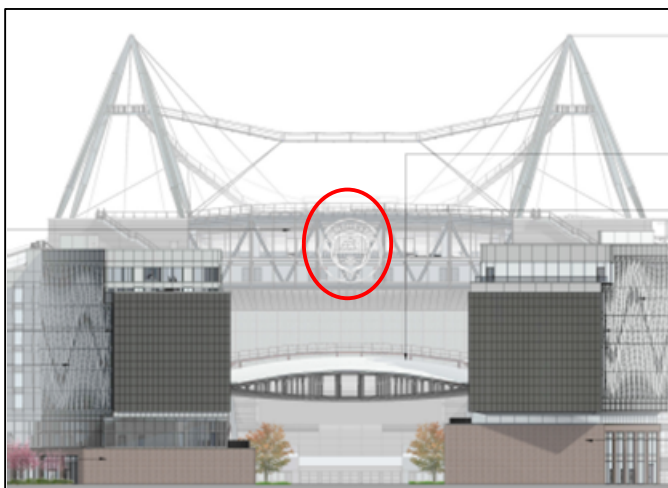
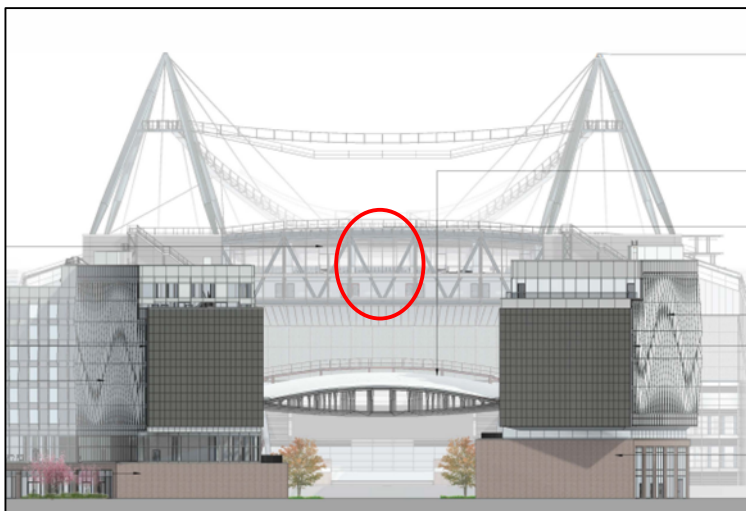


Figure 1 Proposed North Stand Elevation

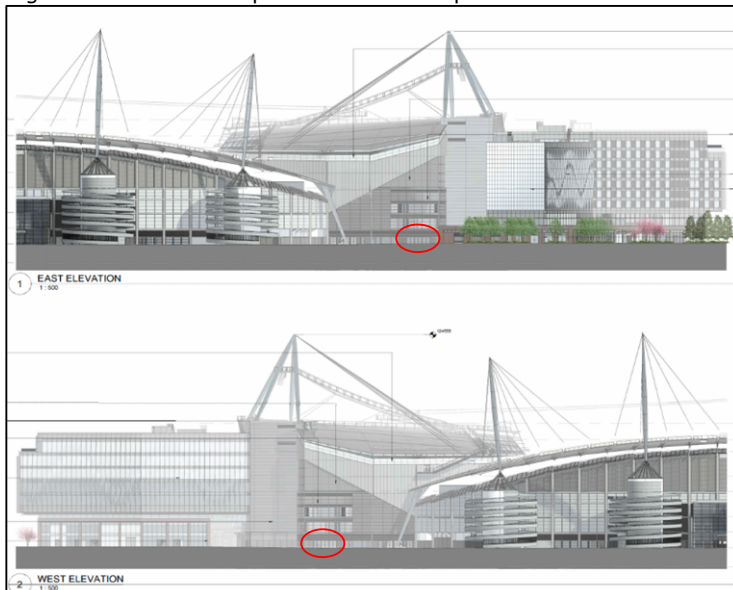


The proposed removal of the crest will not materially impact the visual appearance of the consented scheme; therefore, it is considered to be non-material in nature.

C: Escape doors to the Ground Floor of the North Stand

The approved plans for the North Stand elevations include two wider doors which were established by the façade subcontractor as too large to manufacture. As such, in order to facilitate the egress requirements, the Applicant is proposing 3no. double escape doors to the eastern elevation and western elevation of the North Stand element of the consented scheme instead. Figure 3 below provides a high-level indication of the proposed door locations. The detailed proposals are shown on Plan Ref: NSE-POP-NS-00-DP-A-004000-C08, submitted in support of this application.

Figure 3: Areas for Proposed Double Escape Doors



The double escape doors are proposed to be of a consistent design with other external doors in their proximity to ensure a coherent design throughout the North Stand element of the consented scheme.

D: Minor amendments to the landscaping at Gate 3 entrance

A series of minor amendments are proposed to the Gate 3 entrance to the Site from Alan Turing Way, including the following amendments:

1. Omission of 1no. pedestrian gate within the site boundary, existing pedestrian gate at Alan Turing Way will be utilised instead.
2. Pedestrian route is restricted to the north side of the access road with 125mm raised kerb.
3. South side of access road is proposed to be flushed with road level for vehicle access, concrete sub-base to be amended to receive additional loading.
4. Addition of 1no. intercom island with dual height column and Trief kerb to enhance the Site's access control strategy, and Trief kerb added for vehicle mitigation purpose.
5. Additional ducting is incorporated for intercom island to fit intercom requirement.
6. Pedestrian routes at the north west and south west are reduced in width, to accommodate wider access road to suit vehicle tracking requirement.
7. An ANPR camera is added to suit security requirement.

8. Access control to the carparks and main pedestrian gates are proposed to be removed to suit updated access management strategy.
9. Retainment of ducts to North Car Park for future access (*NB this remain unchanged from current situation, however including for completeness).
10. The length of sprinkler tank enclosure is increased slightly to suit updated sprinkler tank layout.
11. Number of static bollards increased from 5no. to 10no.. No retractable bollards were approved as per the consented scheme, there are now 6no. proposed under this Application.
12. 2no. additional static bollards at either end of the main entrance to Gate 3 to ensure compliance with security requirement.
13. Traffic lights are incorporated to intercom bollard as part of access management.
14. Numbers of trees in this area decreased from 19no. to 12no. (reduction of 7no. trees).

***NB** This is owing to the revised access road arrangement. Whilst the Applicant acknowledge the importance of trees provision, the reduction provides an increase to the available spacing between trees from 5 metres to 7 metres, which will support better tree growth by minimising crowding in the long term. Increasing distance will also enable trees to grow larger enhancing the visual impact along the access road.

The Applicant would like to emphasise that the proposed reduction in tree number will not affect the 1:3 tree replacement ratio. As part of the consent scheme (ref: 136763/FO/2023), 9no. existing trees were removed, 29no. new trees are now proposed (factoring in the 7no. trees reduction under this Application).

15. Tree root barrier is added in lieu of tree cell root space structure as all trees are located in soft landscaped area and there is sufficient soil volume and there is no loading requirement.
16. BUS kerb is proposed to be removed, and it is replaced with standard kerb in front of sprinkler tank base as this footpath area now has no requirement for vehicle access.
17. Additional road marking is added following design update.

Full details and rationales of each individual amendments related to Gate 3 entrance area can be found within the detailed supporting document prepared by Populous (Titled: Gate 3 Access Road Design Changes Combined Report).

It is worth noting P.5 and 6 of Gate 3 Access Road Design Changes Combined Report outlines all proposed amendments related to Gate 3 on plan for easier identification of location / extent of each amendments aforementioned.

Access Strategy in relation to Gate 3 entrance area has also been updated to suit operational requirement as a result of the series of amendments outlined above, please refer to supporting document prepared by Populous (Titled: Non-Material Amendment – Access Strategy), submitted in support of this Application, for details.

E: Exit door proposed on the Ground Floor of the Hotel Building commercial units 1 and 2

In order to ensure that the development suitably addresses the requirements in respect of fire evacuation, an additional single escape door is proposed on the Ground Floor of the north façade of the hotel building.

The area where the single escape door is proposed is encircled in red within Figure 4 below. Final details are shown on drawing Ref: NSE-POP-ZZ-ZZ-DR-A-009100-P08 submitted as part of this Application.

Figure 4 Indicative Location of Proposed Single Escape Door



The proposed single escape door will be of consistent design with other external doors in their proximity to ensure a sympathetic design throughout the North Stand element of the consented scheme.

F: Inclusion of opaque glazing on 4th Floor of the Commercial Building

The approved scheme includes for flexibility of uses across the Commercial Building. The Applicant now intends to occupy the 4th floor of the Commercial Building as a “Museum”. Given the flexible approval, there is no requirement for any change of use, however, this use requires the inclusion of opaque glazing for the east and west façades on this floor of the Commercial Building in order to create a black-box space for exhibition material, enhancing the visitor experience at the Etihad Campus. For completeness, this does not apply to the north and south elevations of the commercial building as the north elevation forms one of the approved LED screens, whilst the southern extent connects with the North Stand element.

The opaque glazing proposed will follow the same visual intent as other opaque glazing within the Commercial Building and the wider consented scheme, the high quality of the overall façade design will be maintained. The active frontage at Ground Floor level will be maintained, whilst clear glazing on floors 5, 6, and 7 (as approved under the consented scheme) will be retained.

The opaque glazing proposed under this Application, will be consistent with other opaque glazing approved under the consented scheme, including the opaque panels on the hotel elevation.

G: Confirmation of staff balustrade dimensions

NMA Ref. 140766/NMC/2024 approved the inclusion of a staff terrace on the Level 1 roof of the Hotel Building. A minor adjustment to the location of the balustrading is proposed to this staff terrace to further push this back from the edge of the roof to accommodate the mansafe system running around the podium roof. This is a small adjustment that will not alter the visual appearance of the proposal.

The following plans are submitted to provide further details of this proposal:

- NSE-POP-ZZ-ZZ-DR-A-009101 – Bubbled; and
- NSE-POP-ZZ-ZZ-DR-A-009101.

H: Introduction of Phasing and Amendments to Condition Wording

In order to allow phased occupation of the consented scheme, a number of conditions are proposed to be amended to enable their sectional discharge, in accordance with the phasing arrangement outlined on Drawing Ref: ZZ-ZZ-DR-J-000083 RevP01 and summarised below for reference:

- Section 1: North Stand;
- Section 2: Hotel building;
- Section 3: Commercial office building;
- Section 4: City Square; and
- Section 5: Public realm.

The conditions proposed to be amended in relation to the introduction of phasing are outlined below in Table 1 alongside appropriate rationale / justification.

Table 1 Existing and Proposed Condition Wording (Related to Phasing)

Relevant Condition	Rationale / Justification
Condition 20 (Ground Contamination Verification)	To allow phased approval of remedial works required to enable phased occupation of the consented scheme.
Condition 25 (b) (Landscaping Implementation / Tree and Shrubs)	Occupation of the development is required in advance of the full completion of the landscaping works. Therefore, the condition is proposed to be updated to enable the phased discharge of the condition and therefore phased occupation of the development.
Condition 26 (Landscaping Management)	<p>Landscaping works comprise the final element of the construction, whilst occupation of the development is required in advance of full completion on a phased basis.</p> <p>As such, the condition is proposed to be amended to enable the Landscape Management Plan to be agreed 'prior to the</p>

Relevant Condition	Rationale / Justification
	practical completion of the development', enabling a phased occupation of the development.
Condition 27 (Bat and Bird Boxes)	In its current wording the Condition requires approval of details and installation in advance of first occupation. As the development is proposed to be occupied on a phased basis, and as bat / bird boxes are not suitable to be in place whilst construction activities remain on-site, the condition is proposed to be amended to 'prior to the practical completion of the development'.
Condition 30 (a) and (b) (External Plant, Equipment and Servicing)	In its current wording, the condition requires approval of details, implementation and verification of all plant equipment prior to first use. As the development comprises of phased completion and occupation, the condition needs to be amended to enable sectional discharge.
Condition 32 (b) (Acoustic Verification)	Proposed to be amended to refer specifically to those elements where testing was proposed in approved documents: Retail / F&B units, Hotel bar, and the museum only.
Condition 33 (Commercial Unit)	Wording proposed to be updated to specifically refer to the ground floor commercial units in the hotel building.
Condition 37 (a) (Acoustic Insulation (commercial units/workspace/ hotel/gym))	Wording proposed to be updated to specifically refer to the ground floor commercial units in the hotel building and to enable the phased discharge of the condition and therefore phased occupation of the development.
Condition 38 (Fumes/Vapour/Odour)	In its current wording, the condition requires approval of details and implementation of equipment prior to first use. As the development comprises of phased completion and occupation, the condition needs to be amended to enable sectional discharge.
Condition 39 (Building and site lighting scheme)	Wording updated to enable agreement to a temporary building and site lighting schemes in advance of agreement to, and implementation of, a permanent scheme.
Condition 41 (Secure by Design)	As the development is proposed to be completed and occupied on a phased basis and in light that a Secured by Design Certificate cannot be provided until the proposed development has fully completed construction, the wording

Relevant Condition	Rationale / Justification
	is proposed to be amended to enable the certificate to be provided within 3 months of practical completion.
Condition 44 (Highways Works)	Highways works will be fully complete in accordance with timescale of the completion of construction of the hotel (Section 2). As such, the wording is proposed to be updated to refer specifically to agreeing and implementing the works in advance of the hotel occupation.
Condition 45 (Servicing and Operational Management)	In its current wording the Condition requires approval of details and implementation in advance of first occupation. As the development is proposed to be constructed and occupied on a phased basis, the condition is proposed to be updated to enable phased discharge.
Condition 47 (TV Reception)	In its current wording the Condition requires a study to be undertaken within one month of practical completion and implemented before first use. The impacts will be understood following completion of the final building, Section 3 (Commercial Building). As such, the wording is proposed to be updated to refer specifically to Section 3.
Condition 48 (Roller Shutter)	In its current wording the Condition requires approval of details and implementation in advance of first occupation. As the development is proposed to be constructed and occupied on a phased basis, the condition is proposed to be updated to enable phased discharge.
Condition 49 (Boundary treatment)	In its current wording the Condition requires approval of details and implementation in advance of first occupation. As the development is proposed to be constructed and occupied on a phased basis, and final boundary treatments will not be in place at the earlier phases as site hoarding will be in place instead, the condition is proposed to be updated to require information prior to practical completion and implementation one month later.
Condition 50 (PV Panels)	Final details and implementation of the PVs cannot be provided prior to first use, as currently worded, whilst the programme for implementation will fall beyond the final practical completion of the development. As such, the wording is proposed to be updated to require details at practical completion and then implementation within 3 months of this date.

Relevant Condition	Rationale / Justification
Condition 51 (Signage)	In its current wording, the condition requires approval of the strategy prior to first use. The wording is proposed to be amended to prior to the practical completion of the development when the final signage strategy will be used to inform design.
Condition 52 (Air Source Heat Pump)	Air source heat pumps are only proposed for phase 1 (North Stand Element) therefore wording is proposed to be amended to be specific to phase 1 of the consented scheme.
Condition 56 (a) and (b) (Local Benefit Proposal)	In its current wording, part a of the condition requires approval of the framework prior to first use. The wording is proposed to be amended to prior to the practical completion of the development when the final signage strategy will be used to inform design.
Condition 57 (SuDS)	To enable approval at practical completion of consented scheme.

Update to Condition Wording

In order to facilitate the Proposed Amendments summarised above, the relevant approved plans have been updated and submitted as part of this application to reflect the changes. It is therefore requested that the wording of Condition 2 be updated, to account for the new drawing references detailed in Appendix A of this Covering Letter.

In order to formalise the Proposed Amendments aforementioned, we also propose to amend the wording of Conditions 8b, 8c, 17, 20, 25a, 25b, 26, 27, 30a, 30b, 32b, 33, 34, 37a, 38, 39, 41, 44, 45, 47, 48, 49, 50, 51, 52, 56a, 56b, and 57 as outlined within Table 3 of Appendix B.

Summary

The Proposed Amendments in this NMA Application will not materially change the consented scheme approved under the Planning Permission Ref.136763/FO/2023. The approach to this NMA Application has been agreed in-principle with the Local Planning Authority and in advance of application submission.

Application Submission

This application for an NMA comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- Project North Stand Drainage Strategy Planning Amendment (dated February 2025) prepared by Buro Happold;
- Phasing Plan (ref: ZZ-ZZ-DR-J-000083 RevP01) prepared by the Applicant;

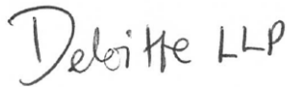
- Plans and Drawings prepared by Populous (outlined within Appendix A);
- Updated Access Strategy prepared by Populous;
- Gate 3 Access Road Design Changes Supporting Document (dated March 2025) prepared by Populous.

The Application has been submitted via the Planning Portal under Reference: PP-13864105. The application fee of £298, in addition to the prerequisite Planning Portal service charge, has been paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.

Appendix A – List of Updated Plans and Drawings

Appendix B – Approved and Proposed Condition Wordings

Appendix A – List of Updated Plans and Drawings

Table 2 List of Updated Plans and Drawings

Drawing Name	Approved Drawing Reference	Updated Drawing Reference
Sectional Completion Plan	N/A – <i>New Plan</i>	ZZ-ZZ-DR-J-000083 RevP01
L00 – Façade Scope North Stand L00 Façade Scope	N/A – <i>New Plan</i>	NSE-POP-NS-00-DP-A-004000-C08
Folded Out Elevations North Stand East Elevations	N/A – <i>New Plan</i>	NSE-POP-NS-ZZ-DR-A-000310-C05
Folded Out Elevations North Stand West Elevations	N/A – <i>New Plan</i>	NSE-POP-NS-ZZ-DR-A-000314-C05
North Stand – External Door Schedule	N/A – <i>New Information</i>	NSE-POP-NS-ZZ-LS-A-008007-C04
North + South Elevations	NSE-POP-NS-ZZ-DR-A-000301-P03	NSE-POP-NS-ZZ-DR-A-000301-P04
East + West Elevations	NSE-POP-NS-ZZ-DR-A-000302-P03	NSE-POP-NS-ZZ-DR-A-000302-P04
Commercial Elevations	NSE-POP-NS-ZZ-DR-A-000303-P03	NSE-POP-NS-ZZ-DR-A-000303-P04
Hotel Elevations	NSE-POP-NS-ZZ-DR-A-000304-P03	NSE-POP-NS-ZZ-DR-A-000304-P04
Landscape GA General Arrangement Plan Level 00	NSE-POP-ZZ-00-DR-L-000600-C03	NSE-POP-ZZ-00-DR-L-000600-C10
NORTH STAND - LEVEL 00 +60.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009100-P06	NSE-POP-ZZ-ZZ-DR-A-009100-P08

Drawing Name	Approved Drawing Reference	Updated Drawing Reference
COMMERCIAL BUILDING - LEVEL 00 +60.950 A.O.D. HOTEL - LEVEL 00 +60.950 A.O.D.		
NORTH STAND - LEVEL 01 +65.350 A.O.D. COMMERCIAL BUILDING - LEVEL 01 +65.090 A.O.D. HOTEL - LEVEL 01 +65.750 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009101-P06	NSE-POP-ZZ-ZZ-DR-A-009101-P08
NORTH STAND - LEVEL 03 +77.550 A.O.D. COMMERCIAL BUILDING - LEVEL 04 +77.250 A.O.D. HOTEL - LEVEL 04 +77.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009104-P06	NSE-POP-ZZ-ZZ-DR-A-009104-P08
NORTH STAND - LEVEL 04 +89.550 A.O.D. COMMERCIAL BUILDING - LEVEL 07 +89.250 A.O.D. HOTEL - LEVEL 08 +89.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009108-P06	NSE-POP-ZZ-ZZ-DR-A-009108-P08
NORTH STAND - LEVEL 05 +93.050 A.O.D. COMMERCIAL BUILDING - LEVEL 08 ROOF HOTEL - LEVEL 09 ROOF	NSE-POP-ZZ-ZZ-DR-A-009109-P06	NSE-POP-ZZ-ZZ-DR-A-009109-P08

Appendix B – Approved and Proposed Condition Wordings

Table 3 Approved and Revised Condition Wordings

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
2	As per Decision Notice Ref. 140766/NMC/2024	See revised plans in Appendix A
8b	Prior to the first use of the development hereby approved, the permanent corralling infrastructure referred to in (a) above shall have been implemented in accordance Plan Ref. NSE-POP-ZZ-00-DP-L-000650- 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.	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 on [MCC to insert date] , the permanent corralling infrastructure referred to in (a) above shall have been implemented in accordance Plan Ref. NSE-POP-ZZ-00-DP-L-000650- 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
8c	Prior to the first use of the development, 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 and remain in place for as long as the development is in use.	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 on [MCC to insert date] , 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
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	"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

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	2023 and Email from seweradoptions@uuplc.co.uk dated 06 June 2023 (approved as part of planning permission 135764/FO/2022). The approved details shall be implemented as part of the development."	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 [MCC to insert date]. The approved details shall be implemented as part of the development."
20	"Prior to the development hereby approved being brought into first use, 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."	"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 on [MCC to insert date], being brought into first use, 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."
25a	"(a) Notwithstanding NSE-POP-ZZ-00-DR-A-000600 rev 04 received by the City Council, as Local Planning Authority, on the 18 April 2023, 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."	"(a) Notwithstanding NSE-POP-ZZ-00-DR-A-000600 rev-04 C09 submitted to the City Council, as Local Planning Authority, on the [MCC to insert date] , 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."
25b	"(b) The approved scheme shall be implemented prior to the first use of the development. 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	"(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 [MCC to insert

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	<i>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."</i>	<i>date]. 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."</i>
26	<i>"Prior to the first use 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."</i>	<i>"Prior to the practical completion first-use 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."</i>
27	<i>"Prior to the first use 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."</i>	<i>"Prior to the practical completion first-use 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."</i>
30a	<i>"Prior to the first use of the development hereby approved, 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."</i>	<i>"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 on [MCC to insert date], 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</i>

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		<i>typical background (La90) level at the nearest noise sensitive location."</i>
30b	<i>"The approved scheme shall be implemented and prior to the first use of the development, 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."</i>	<i>"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 on [MCC to insert date], 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."</i>
32b	<i>"Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved within 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."</i>	<i>"Prior to the first use of the retail/F&B units, hotel bar, and museum element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved within 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."</i>
33	<i>"Each commercial unit, within the development, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured."</i>	<i>"Each of the ground floor commercial units, within section 2 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council on [MCC to insert date], shall remain as one unit and shall not be sub divided or amalgamated without</i>

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		<i>the benefit of planning permission being secured."</i>
34	<i>"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 shall be implemented prior to the first event at the development and thereafter retained and maintained in situ."</i>	<i>"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-J-000083 RevP01, received by the City Council on [MCC to insert date] shall be implemented prior to the first use of that section event-at-the development and thereafter retained and maintained in situ."</i>
37a	<p><i>"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), a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>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."</i></p>	<p><i>"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 in the hotel building, 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 [MCC to insert date], a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>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."</i></p>
38	<i>"Prior to the first use of the development, details of a scheme to extract fumes, vapours</i>	<i>"Prior to the first use of each section of the development hereby approved as shown on Plan</i>

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	<p>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 the development and thereafter retained and maintained in situ.”</p>	<p><i>Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council on [MCC to insert date] 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 the development and thereafter retained and maintained in situ.”</i></p>
39	<p>“The development hereby approved shall include a 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 shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.</p> <p>The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.”</p>	<p>“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. first-use-of the development hereby approved.</p> <p>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.”</p>
41	<p>“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. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.”</p>	<p>“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.</p> <p>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.”</p>

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44	<p>"Prior to the first use of the development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>This shall include the following:</p> <ul style="list-style-type: none"> - 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 <p>The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ"</p>	<p>"Prior to the first use of the hotel development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>This shall include the following:</p> <ul style="list-style-type: none"> - 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 <p>The approved scheme shall be implemented and be in place prior to the first use of the hotel development hereby approved and thereafter retained and maintained in situ."</p>
45	<p>"Prior to the first use at the development hereby approved, 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 the development and thereafter retained and maintained."</p>	<p>"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 on [MCC to insert date] at the development hereby approved, 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."</p>
47	<p>"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 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</p>	<p>"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</p>

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	study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first used or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."	measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first used or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."
48	"Prior to the first use of the development, 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 prior to the first use of the arena and thereafter retained and maintained in situ."	"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 on [MCC to insert date] the development , 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 prior to the first use of the arena and thereafter retained and maintained in situ."
49	"Prior to the first use 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 prior to the first use 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."	"Prior to the practical completion first-use 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 prior to the first-use 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."
50	"Prior to the first use of the development hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections).	"Prior to the first use of the development On the practical completion of the development hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof

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	<i>The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ."</i>	<i>(including cross sections). The approved details shall then be implemented within 3 months of the practical completion prior to the first use of the development and thereafter retained and maintained in situ."</i>
51	<i>"Prior to the first use 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."</i>	<i>"Prior to the practical completion first use 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."</i>
52	<i>"Prior to the first use of the development, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. 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 the development and thereafter retained and maintained in situ."</i>	<p><i>"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 on [MCC to insert date] the development, 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.</i></p> <p><i>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 the development and thereafter retained and maintained in situ."</i></p>
56a	<p><i>"Three months prior to the first occupation of the development, 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 the development.</i></p> <p><i>In this condition, a Local Benefit Proposal means a document which includes:</i></p> <p><i>i. the measures proposed to recruit local people including apprenticeships</i></p>	<p><i>"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.</i></p> <p><i>In this condition, a Local Benefit Proposal means a document which includes:</i></p>

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	<p>ii. mechanisms for the implementation and delivery of the Local Benefit Proposal</p> <p>iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.”</p>	<p>i. the measures proposed to recruit local people including apprenticeships</p> <p>ii. mechanisms for the implementation and delivery of the Local Benefit Proposal</p> <p>iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.”</p>
56b	<p>“Within 6 months of the first occupation 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.”</p>	<p>“Within 6 months of the practical completion first occupation 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.”</p>
57	<p>“Prior to the first occupation 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.</p> <p>For the avoidance of doubt the scheme shall include the following:</p> <ul style="list-style-type: none"> - 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. 	<p>“Prior to the practical completion first occupation 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.</p> <p>For the avoidance of doubt the scheme shall include the following:</p> <ul style="list-style-type: none"> - 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.

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	<i>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.”</i>	<i>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.”</i>