Deloitte.

Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

23 June 2025

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

FAO Jennifer Atkinson

Dear Jennifer,

North Stand Site Improvement Works, Etihad Stadium – Application for Non-Material Amendments to Planning Permission 135764/FO/2022 to amend the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage)

This Covering Letter has been prepared in support of a planning application (the "Application") under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission Ref. 135764/FO/2022 to amend the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) to formalise an updated Drainage Strategy.

The Applicant is John Sisk and Son Limited (the "Applicant').

The Site

The Site is located at the Etihad Campus in East Manchester. It comprises 2.59 ha. and includes land adjacent to the Etihad Stadium North Stand.

Background

Planning Permission Reference 135764/FO/2022 (the "Permission") approved the following description of development:

"Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium."

Proposed Non-Material Amendments

Works approved under the Permission 135764/FO/2022 are now underway and a slight revision to the details of the Drainage Strategy is submitted for approval.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2025 Deloitte LLP. All rights reserved.

Deloitte.

Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) requires the approved works under the Permission to be carried out in accordance with the Drainage Strategy submitted in support of the Permission (Ref: 135764/FO/2022).

The Applicant has realised that the ramp and seating area adjacent to the Tennis Centre was considered as greenfield lane and therefore was omitted from the drainage calculations.

As such, the Applicant is seeking to amend the wordings of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) in order to reflect the correct and revised drainage information for the approved works and ensure that the works are carried out in accordance with the Drainage Strategy.

The suggested amended condition wording for Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) are discussed in further detail below.

The Applicant is not proposing to make any physical changes to the consented scheme or alter the way in which it would operate. Accordingly, it was agreed in principle on-site with the Manchester City Council ('MCC') on 22 November 2024 that the Proposed Amendments could be dealt with via s96A application during pre-application discussions. The description of the proposed amendment as detailed on the Application Form is as follows:

"Non-material amendment to Planning Permission 135764/FO/2022 to vary the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage)."

Amendments to Condition 2 (Approved Drawings and Documents)

The proposed revised wording for Condition 2 under Planning Permission Ref. 135764/FO/2022 is shown below:

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

Noise and Vibration Assessment, prepared by Buro Happold

Coal Mining Risk Assessment, prepared by Buro Happold

Proposed Site Layout, prepared by Populous

Demolition Plan, prepared by Laing O'Rourke

The above documents were received by the City Council, as Local Planning Authority, 15 December 2023

Watching Brief prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 17 February 2023

Email from Rachel Brown dated 30 March 2023

Environmental Management Plan and Traffic Management Plan received by the City Council, as Local Planning Authority, on the 6 March 2023

Ground Risk Assessment. Etihad Campus- Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0004. Revision P01. Dated. 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023

Generic Quantitative Risk Assessment. Etihad Campus - Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0003. Revision P01. Prepared by Buro-Happold. Dated 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023

Factual Ground Investigation Report . Etihad Ground Investigation. Report Ref: 37349. Version C Prepared by Geotechnical Engineer Limited. Dated: 17th March 2023 received by the City Council, as Local Planning Authority, on the 22 March 2023

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.

Project North Stand Drainage Strategy Planning Amendment, prepared by Buro Happold. Dated 7 February 2025, received by the City Council, as Local Planning Authority, on the [MCC to insert date]."

Amendments to Condition 14 – Drainage

The proposed revised wording for Condition 14 under Planning Permission Ref. 135764/FO/2022 is shown below:

"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 and Project North Stand Drainage Strategy Planning Amendment, prepared by Buro Happold. Dated 7 February 2025, 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."

Summary

The proposed amendments under this Application will not materially change the scheme approved under the Planning Permission Ref. 135764/FO/2022. The proposed strategy to amend the wording of Conditions 2 (Approved Drawings and Documents) and 14 (Drainage) has been agreed in-principle with the Local Planning Authority in advance of the submission of this Application.

Additional engagement was conducted with MCC Flood Risk Team (LLFA) whereby the supporting information submitted under this Application was accepted informally via email dated 23 June 2025.

The non-material amendments do not alter the conclusions regarding the consented scheme that it is in accordance with the Development Plan when taken as a whole.

Application Submission

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte; and,
- Project North Stand Drainage Strategy Planning Amendment, prepared by Buro Happold. Dated 7 February 2025.

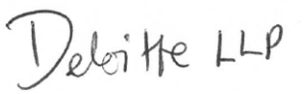
Deloitte.

The Application has been submitted via the Planning Portal under Reference: PP-14017646. The application fee of £298 in addition to the prerequisite Planning Portal service charge, will be 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 my colleagues Eve Grant [redacted] / [redacted]) or Matthew Lam ([redacted]).

Yours sincerely



For Deloitte LLP

Encl.