

11 April 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 Discharge of Conditions 10 and 13 of Planning Permission Ref: 135764/FO/2022

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 135764/FO/2022 for the North Stand Site Improvement Works at the Etihad Stadium, Etihad Campus. The application is submitted by John Sisk and Son Limited ('the Applicant').

Background

Planning Permission Reference 135764/FO/2022 (the "Permission") approved the following description of development on 8 June 2023:

"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."

Condition Discharge

This application relates to the discharge of Conditions 10 (Ground Condition Verification) and 13 (Ground Contamination Verification) attached to planning permission 135764/FO/2022.

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Conditions 10 and 13 Full Discharge and Information Submitted

#	Condition Wording	Partial or Full Discharge	Documents Submitted
10	Ground Condition Verification <i>"Within one month of completion the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made, safe and stable shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the further intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance."</i>	Full Discharge	Completion Report (Consolidation of Potential Abandoned Coal Mine Workings by Drilling and Grouting) prepared by Van Elle Permits to Enter or Disturb Coal Authority Interests, with refs: <ul style="list-style-type: none"> - Permit 26990 - Permit 27440
13	Ground Contamination Verification <i>"Within one month of the completion of the development, and following completion of the remediation strategy approved as part of condition (11), 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."</i>	Full Discharge	Verification Letter (dated April 2025) prepared by the Applicant. RAMS (Ref: FM-OHS-0500-02) prepared by the Applicant. Completion Report (Consolidation of Potential Abandoned Coal Mine Workings by Drilling and Grouting) prepared by Van Elle Permits to Enter or Disturb Coal Authority Interests, with refs: <ul style="list-style-type: none"> - Permit 26990 - Permit 27440

Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13850312.

A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 10 and 13 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

Deloitte LLP

For Deloitte LLP

Encl.