

20 March 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 Discharge of Conditions 21 and 22 of Planning Permission Ref: 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024 and 140766/NMC/2024)

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 136763/FO/2023 (as amended) for the North Stand at the Etihad Stadium, Etihad Campus. The application is submitted by John Sisk and Son Limited ('the Applicant').

This application is submitted to discharge Conditions 21 (Samples and Specification) and 22 (Louvre Screen Strategy) attached to Planning Permission 136763/FO/2023 (as amended). The approved description of development (as amended under Non-Material Amendment (NMA) 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 following sections set out the approved condition wording and the relevant documents that are submitted in support of the application for the discharge of Conditions 21 (Samples and Specification) and 22 (Louvre Screen Strategy) attached to Planning Permission 136763/FO/2023 (as amended).

Condition 21 (Material Samples and Specifications)

The wording of Condition 21 was updated via NMA Ref. 138417/NMC/2023 to as follows, to change the trigger point of the condition from ‘prior to commencement’ to ‘prior to above ground works’:

“Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the development.”

The details of the proposed sample panel were originally submitted to Manchester City Council (MCC), as the Local Planning Authority (LPA), as part of NMA Ref. 138417/NMC/2023 which was approved on 2 November 2023.

A site-visit initially took place with MCC’s LPA on 13 September 2024 to view the sample panel. This original sample panel included a grey PPC spandrel (Matte PPC RAL: 7016) with a matte white PPC fin (Matte PPC RAL: 9003). The proposed masonry plinth and louvre design were approved in principle by the LPA at this meeting.

Subsequently, the LPA provided a response via email requesting that alternative treatments are explored for the façade cladding in order to deliver better reflectivity. The LPA also asked for the Applicant to justify the proposed fixing details for the fins and how they deliver the best design option.

Two subsequent site visits took place with the LPA on 22 November 2024 and 6 March 2025 where options for a gloss white PPC fin (Gloss PPC RAL: 9003) and an Anodic Ice PPC fin were presented on the sample panel. A full-scale gloss white PPC fin was also erected on the hotel façade with the purpose of showing the LPA the fin at scale and in context.

The design intent from the outset, discussed in pre-app meetings and approved as part of the original application, is for a white PPC fin; a key driver for the original matt white PPC solution and subsequent white gloss PPC solution. The chosen materiality and colouration of the spandrels and fins also provide a visual link to the existing Etihad Stadium, creating a sense of cohesion. As it is not possible to deliver an anodic finish in white, the white gloss finish (Gloss PPC RAL: 9003) is considered the best design solution over the Anodic Ice option.

The matte finish originally proposed for the fins delivered only a 30% sheen. In direct response to LPA feedback, the revised approach to the fins proposes a gloss finish which delivers a much greater level of reflectivity at 85%. This is considered to deliver an improved architectural solution which delivers a suitable level of reflectivity and further captures the natural light, complimenting and lifting the fins from the façade panels behind.

The LPA confirmed agreement in principle to the gloss white PPC fin (Gloss PPC RAL: 9003) following the site visit on 6 March 2025 and this is reflected as the proposed materiality alongside the grey PPC spandrel (Matte PPC RAL: 7016) in the enclosed Materials Matrix.

Fixing Details

In respect of the fixing details, alternatives have been considered (including dome head and binding head screws) but the design team considers countersunk to remain the most discreet option. Bonded options were regarded as unacceptable by the design team, MCFC, and the subcontractor responsible due to safety concerns and being able to inspect and maintain the integrity of bonded fixings.

It is noted that the fins will be at least 10.3m above the ground and set-back from the brick plinth in areas and are therefore some distance from ground level, reducing their visibility significantly. The countersunk screws (finished to match the gloss finished RAL 9003 fin) are therefore considered suitably discreet. The fixing details were agreed in principle with the LPA on the second site visit on 22 November 2024.

Further to the informal approval of the sample panel mentioned above, to support the discharge of Condition 21, please find enclosed the following documents:

- Façade Materials Matrix (dated March 2025) prepared by Populous; and
- 138417_NMC_2023-PROPOSED_SAMPLE_PANEL-2386170, prepared by Populous.

All final proposed external material specifications are detailed within the Façade Materials Matrix, prepared by Populous. The information submitted in support of this application is considered acceptable to enable the full discharge of Condition 21.

Condition 22 (Louvre Screen Strategy)

The wording of Condition 22 was updated via NMA Ref. 138417/NMC/2023 to change the trigger point of the condition from 'prior to commencement' to 'prior to above ground works'. The Condition wording was then further updated to the wording outlined below under NMA Ref. 140766/NMC/2024, approved 22 August 2024, to reflect the louvre screen strategy approved as part of that application:

"Prior to any above ground works, samples and specifications of the louvre screen strategy (in accordance with the updated strategy Ref: NSEPOP-ZZ-ZZ-TR-A-008112 received in July 2024) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall be included in the materials panel to be agreed as part of condition 21. The approved louvre strategy used shall then be implemented as part of the development."

The Condition wording requires the final louvre screen strategy to be approved as part of the materials panel to be agreed under Condition 21.

The proposed louvre screen was therefore presented on the sample panel viewed by the LPA on 13 September 2024, as shown on plan ref. 138417_NMC_2023-PROPOSED_SAMPLE_PANEL-2386170, where it was approved in principle.

The louvres comprise perforations as a hexagonal 'honeycomb' pattern which extend the full height of the spandrel panel to Ground and First Floor and 220mm in height to all other floors above on the commercial and hotel buildings.

As such, further to the informal approval of the sample panel mentioned above, to support the discharge of Condition 22, please find enclosed the following documents:

- 138417_NMC_2023-PROPOSED_SAMPLE_PANEL-2386170; and
- Condition 22 Louvre Strategy, prepared by Populous.

The information submitted in support of this application is considered acceptable to enable the full discharge of Condition 22.

Summary

In addition to this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13326883, and the documents listed below:

- Façade Materials Matrix (dated March 2025), prepared by Populous;
- 138417_NMC_2023-PROPOSED_SAMPLE_PANEL-2386170; and
- Condition 22 Louvre Strategy, prepared by Populous.

A fee has been paid to Manchester City Council for £145, 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 21 and 22 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) and Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.