

07 October 2024

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 Condition 55 of Planning Permission Ref: 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024 and 140444/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 Manchester City Football Club Limited ('the Applicant').

This application is submitted to discharge condition 55 (Accessible Hotel Rooms) attached to Planning Permission 136763/FO/2023 (as amended) which approved the following description of development:

"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 building comprising: a new Club Shop and Ticket Office (Use Class E) at Ground and Level 1, City Museum at Level 2, Leisure Attraction at Level 3 (Class F1(c)); and workspace (Class E) at Levels 4, 5, 6 and 7 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."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the discharge of condition 55 (Accessible Hotel Rooms) attached to planning permission 136763/FO/2023 (as amended). The additional information requested within the Decision Notice for CDN/24/0001 (12 February 2024), on the accessibility of the rooms for wheelchair users (in particular the use of hoists) is contained within the Hotel Accessible Room Types Report.

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

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
55	<p>Accessible Hotel Rooms</p> <p><i>“Prior to any above ground works, details of the location, size and specification of the accessible hotel bedrooms shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.”</i></p>	Full Discharge	<p>Hotel Accessible Room Types Report, prepared by Populous;</p> <p>Schedule of Accessible Bedrooms, prepared by WATG; and</p> <p>Floorplans, prepared by WATG as follows:</p> <ul style="list-style-type: none"> • NSE-POP-HT-00-DP-A-000120-C05; • NSE-POP-HT-01-DP-A-000121-C05; • NSE-POP-HT-02-DP-A-000122-C03; • NSE-POP-HT-03-DP-A-000123-C03; • NSE-POP-HT-04-DP-A-000124-C03; • NSE-POP-HT-05-DP-A-000125-C03; • NSE-POP-HT-06-DP-A-000126-C03; • NSE-POP-HT-07-DP-A-000127-C03; • NSE-POP-HT-08-DP-A-000128-C03; and, • NSE-POP-HT-09-DP-A-000129-C03.

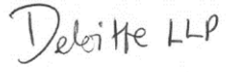
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13122701.

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 condition 55 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

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is contained within a light gray rectangular box.

For Deloitte LLP

Encl.