

13 June 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 Conditions 7 and 9 of Planning Permission Ref: 136763/FO/2023 (as amended by 138417/NMC/2023 and 139992/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 conditions 7 (Metrolink Construction Management Plan) and 9 (Crowd Modelling) 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)) and the following 3 interrelated building components:

- 1. Construction of a new 9-storey 391 bed hotel (Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Class C1 / Sui Generis); and a restaurant at Level 1 (Class C1 / Class E).*
- 2. Construction of an 8-storey building comprising: a new Club Shop and Ticket Office (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.*
- 3. A new covered City Square fan zone and flexible event space.*

Ground Floor commercial, leisure, food and drink use (Class E and/ or drinking establishment (Sui Generis)) will be provided within each of the interrelated buildings adjoining the proposed square. The proposals include landscaping and public realm works, servicing and access arrangements, and other associated works.”

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An application to discharge Conditions 7 and 9 was submitted in October 2023 under application ref. CDN/23/0721. The information previously submitted was considered acceptable, but Conditions 7 and 9 were refused on 10 May 2024 on the basis that they could not be discharged until an amendment was sought to the wording of Condition 8. Non-material amendment Ref. 139992/NMC/2024 was subsequently approved on 31 May 2024, which updated the wording of Condition 8 to introduce the requirement under that condition for a canopy and a Metrolink Construction Management Plan. The information submitted against application Ref. CDN/23/0721 is therefore re-submitted against this Application.

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the discharge of conditions 7 (Metrolink Construction Management Plan) and 9 (Crowd Modelling) attached to planning permission 136763/FO/2023 (as amended).

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
7	Metrolink Construction Management Plan <i>“Prior to the commencement of the development, a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved Metrolink CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone including:</i> <i>- the retention of 24hr unhindered access to the Metrolink equipment cabinets and chambers for the low voltage power, signaling and communications cables for Metrolink both during construction and once operational.</i> <i>- storage of plant and materials used in constructing the development</i> <i>- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway or Metrolink coralling infrastructure)</i> <i>- the erection and maintenance of security hoarding</i> <i>- measures to control the emission of dust and dirt during construction</i> <i>The approved plan shall be implemented for the duration of the construction period.”</i>	Full Discharge	Detailed Construction Management Plan and Method Statement, prepared by Sisk – specifically section 10. Operations sub section jj) Metrolink. RAMS Template prepared by Sisk dated 31st August 2023.

Condition Wording		Partial or Full Discharge	Documents Submitted
9	Crowd Modelling <i>"Prior to the commencement of the development, a crowd modelling strategy, for during both construction and when the development becomes operational shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include the worst case scenario, demonstrate that Metrolink customers are not exposed to unacceptable levels of crowding when trying to access the tram stop and the risks associated with overcrowding. The approved strategy shall be implemented as part of the development and thereafter remain in use at all times when the development is both under construction and becomes operational."</i>	Full Discharge	Crowd Modelling Strategy, prepared by Sisk, comprising: - Construction Hoarding; - Crowd Modelling Methodology Dated 16th August 2023; - Construction Hoarding Addendum Dated 4th August 2023; and - Permanent Works. *NB The above information has also been submitted to Building Control for approval.

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-13125242.

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 7 and 9 as outlined above. If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.