



Planning

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Date: 22 August 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 140766/NMC/2024

Description: Non-material amendment to Planning Permission 136763/FO/2023 to vary the approved Description of Development, and the wording of Conditions 2 (SPL), 22 (Materials), 24 (Use Class), and 25 (Landscaping).

Location: Etihad Stadium (North Stand) , Etihad Campus, Manchester, M11 3FF

I refer to your application for a non-material amendment to planning permission reference 136763/FO/2023.

The proposal seeks to amend the description of development to:

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

In addition, changes are also proposed to the wording of Conditions 2 (SPL), 22 (Materials), 24 (Use Class), and 25 (Landscaping).

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 136763/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136763/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

NSE-POP-NS-ZZ-DR-A-000301-P03, NSE-POP-NS-ZZ-DR-A-000302-P03, NSE-POP-NS-ZZ-DR-A-000303-P03, NSE-POP-NS-ZZ-DR-A-000304-P03, NSE-POP-ZZ-00-DR-L-000600-C03, NSE-POP-ZZ-ZZ-DR-A-009100-P06, NSE-POP-ZZ-ZZ-DR-A-009101-P06, NSE-POP-ZZ-ZZ-DR-A-009102-P06, NSE-POP-ZZ-ZZ-DR-A-009103-P06, NSE-POP-ZZ-ZZ-DR-A-009104-P06, NSE-POP-ZZ-ZZ-DR-A-009105-P06, NSE-POP-ZZ-ZZ-DR-A-009106-P06, NSE-POP-ZZ-ZZ-DR-A-009107-P06, NSE-POP-ZZ-ZZ-DR-A-009108-P06 and NSE-POP-ZZ-ZZ-DR-A-009109-P06 received by the City Council, as Local Planning Authority, on the 14 August 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

22) 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

24) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the development here approved shall be used as follows:

- Stadium, 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))
- 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),
- 8 Storey Commercial Building including 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))

Reason - To ensure that the development is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

25) (a) Notwithstanding NSE-POP-ZZ-00-DR-A000600 C03 submitted to the City Council, as Local Planning Authority, on the 13 August 2024, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, street tree planting, tree species, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

(c) The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing