

13 August 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 Non-Material Amendments to Planning Permission 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024 and 140444/NMC/2024)

Please find enclosed an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendments ("NMA") to Planning Permission Ref.136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024 and 140444/NMC/2024) to introduce a series of amendments to the consented scheme ("the Application").

The Applicant is John Sisk & Son Ltd ('the Applicant').

The Site

The Site is located at the Etihad Campus in East Manchester. It comprises 3.5 ha. and includes the North Stand of the Etihad Stadium and adjoining land, including the Metrolink queuing area.

Background

Planning Permission Reference 136763/FO/2023 approved the following description of development on 24th October 2023:

"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.”

The Planning Permission (Ref: 136763/FO/2023) has been subject to three NMA applications, as follows:

- Application Ref: 138417/NMC/2023 – approved on 2 November 2023 in relation to Conditions 21 and 22 attached to the Planning Permission (Ref: 136763/FO/2023) to amend time trigger for sample of materials and louvre screen strategy.
- Application Ref: 139992/NMC/2024 – approved on 31 May 2024 in relation to Condition 8 attached to the Planning Permission (Ref: 136763/FO/2023) to enable a temporary corralling arrangements requirement prior to commencement of works and permanent arrangements to be agreed prior to first use of the consented scheme.
- Application Ref: 140444/NMC/2024 – submitted on 5 July 2024 in relation to Condition 2 attached to the Planning Permission (Ref: 136763/FO/2023) for elevational alterations.

The Applicant now proposes to amend the North Stand Planning Permission to agree the following:

- Revised description of development to allow flexibility of use across the commercial building and ultimately to better align with the intention of Use Class E in enabling this;
- Provision of details of the perforated façade louvre panels;
- Updated design for the North Stand façade facing into City Square;
- Introduction of a staff terrace onto the existing flat roof on Level 1 of the hotel building; and,
- Landscaping amendments, including adjustments to the scale of the sprinkler tank.

The proposed amendments are discussed in detail in the following sections of this Covering Letter.

Proposed Description of Development

The proposed Description of Development of this Application is as follows:

“Non-material amendment to Planning Permission 136763/FO/2023 to vary the approved Description of Development, and the wording of conditions 2, 22, 24, and 25.”

Pre-Application Consultation

The proposed amendments were discussed with the Case Officer at Manchester City Council in a virtual meeting on 16 May 2024 where it was agreed that the amendments could be progressed via an NMA application under S.96a of the Town and Country Planning Act 1990.

The proposed revised description of development was agreed subsequently via email correspondence on 25 July 2024.

Proposed Non-Material Amendments

Amendment to the Internal Layout of the Commercial Building

The approved development included an arrangement in the commercial building comprised of Club Shop and Ticket Office at Ground Floor and Level 1, a Museum at Level 2, a Leisure Attraction at Level 3 and workspace at Levels 4, 5, 6 and 7. Following engagement with the Local Planning Authority it was agreed that the approved Description of Development is too prescriptive around the split of uses across the commercial building and is therefore incongruous with the intentions of Use Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 ('Use Classes Order') to promote the creation of more flexible mixed-use developments.

Following further design development, updates to the arrangement of the commercial building uses are proposed, as outlined in Table 1 below.

Table 1 Commercial Building Use Allocation

Floor Level #	As Approved by Planning Permission Ref: 136763/FO/2023	As Proposed by this Application
0	Retail	Retail
1	Retail	Retail
2	Museum	Retail
3	Football Experience	Museum
4	Office	Museum
5	Office	Office
6	Office	Office
7	Office	Office

Additional voids within the internal floorplate of the commercial building are also proposed to enable greater links between floors. The external appearance of the commercial building will remain unchanged from that approved.

On this basis, it is proposed to amend the Description of Development as part of this NMA to better align to the intentions of Class E of the Use Classes Order and to enable greater flexibility of use across the levels. The proposed revised Description of Development is outlined below:

"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)) ~~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.”

The wording of Condition 24 is also proposed to be updated to align to the above. The existing and proposed revised wording is outlined in Table 2 later in this letter.

Perforated Panel Design

The Applicant is progressing with detailed design development and as part of this has responded to the Local Planning Authority feedback to provide a refined and bespoke louvre screen strategy for the hotel and commercial building facades.

The proposed louvre strategy comprises a bespoke honeycomb design inspired by Manchester’s ‘worker bee’ heritage. It has been carefully designed to ensure that the proposed perforated louvre panel accommodates the different appearances when the perforated panel is blanked off behind or when there is an active plenum behind the perforations and illustrations will be provided for the LPA’s consideration.

The louvre screen strategy will be submitted separately in support of the discharge of Condition 22 under separate cover but is included within this application for information.

The wording of Condition 22 is also proposed to be updated to reflect the updated louvre screen strategy, the existing and proposed revised wording is outlined in Table 2 later in this letter.

North Stand Façades

As approved under Planning Permission Ref. 136763/FO/2023 (as amended), the façade of the North Stand facing into City Square comprised of three LED screens: one above the City Square stage and two on the parapets above the bar areas (either side of the primary stage). Following further design development, a more integrated alternative is now proposed comprising of one larger screen enabling the façade arrangement surrounding it to be more refined. The materiality of the façade fronting onto the covered City Square is therefore proposed to change to reflect the adjacent cores with composite cladding panels.

The revised design is considered to provide a refined solution for the North Stand façade facing into the enclosed area of City Square.

Introduction of Staff Terrace

The hotel building features a sizeable flat roof at Level 1. Following further design development, it is proposed to include a staff terrace on the south elevation adjacent to the break space for hotel staff, providing them with a private external space to enjoy their breaks away from event day crowds.

The railings that enclose the proposed terrace area have been deliberately pulled back from the edge of the flat roof to minimise any visual impact on the façade and creating a subtle design solution. The materiality of the railing will be agreed separately through the discharge of Condition 21 (Material Samples) but will comprise a considered design commensurate with the overall development.

Landscaping Amendments and Sprinkler Tank

During further design development, a number of small-scale changes to the landscaping are also proposed:

- General update to the landscaping to align with the approved drainage arrangement around the Site, including provision of feature drainage 'chutes' in City Square that match the existing facilities around the Etihad Stadium.
- Revised planters around the hotel entrance to coordinate with other protective measures for pedestrians with outward-swinging egress doors.
- Increase in scale to the sprinkler tank to the east of the Site to cater for the required tank size advised by the engineering team. The design intention remains as per the approval, with a slightly larger green screen area surrounding the tank. This sprinkler tank has been carefully designed, ensuring that it will not affect pedestrian or vehicular access.

The principle of the approved landscaping and drainage strategy remains fundamentally unchanged as a result of the proposed amendments.

Update to Condition Wording

In order to facilitate the proposed amendments summarised above the relevant approved plans have been updated and submitted as part of this application to reflect the changes. It is therefore requested that the wording of Condition 2 be updated, to account for the new drawing references detailed in Appendix A of this Covering Letter.

In order to formalise the proposed amendments aforementioned, we propose also to amend the wording of Conditions 22, 24 and 25 as outlined in Table 2 below:

Table 2 Approved and Revised Condition Wordings

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
22	<p><i>"Prior to any above ground works, samples and specifications of the louvre screen strategy 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.</i></p> <p><i>The approved louvre strategy used shall then be implemented as part of the development."</i></p>	<p><i>"Prior to any above ground works, samples and specifications of the louvre screen strategy (in accordance with the updated strategy Ref: NSE-POP-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.</i></p> <p><i>The approved louvre strategy used shall then be implemented as part of the development."</i></p>
24	<p><i>"Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting</i></p>	<p><i>"Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order</i></p>

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	<p>that Order with or without modification) the development here approved shall be used as follows:</p> <ul style="list-style-type: none"> • 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), • Workspace Building including 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 <p>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)).”</p>	<p>with or without modification) the development here approved shall be used as follows:</p> <ul style="list-style-type: none"> • 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)) <p>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)).”</p>
25	<p>“(a) Notwithstanding NSE-POP-ZZ-00-DR-A-000600 rev 04 received by the City Council, as Local Planning Authority, on the 18 April 2023, 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</p>	<p>“(a) Notwithstanding NSE-POP-ZZ-00-DR-A-000600 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</p>

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	<p>landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>(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.</p> <p>(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."</p>	<p><i>in writing by the City Council as local planning authority.</i></p> <p><i>(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.</i></p> <p><i>(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."</i></p>

Summary

The proposed amendments in this NMA Application will not materially change the consented scheme approved under the Planning Permission Ref.136763/FO/2023. The approach to this NMA Application has been agreed in principle with the Local Planning Authority and in advance of application submission.

Application Submission

This application for an NMA comprises this Covering Letter and the following documentation:

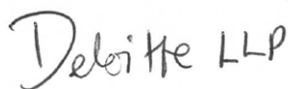
- Application Form and Notices prepared by Deloitte;
- Plans and Drawings prepared by Populous (outlined within Appendix A); and,
- Supporting Document prepared by Populous.

The Application has been submitted via the Planning Portal under Reference: PP-13250956. The application fee of £293, in addition to the prerequisite Planning Portal service charge, will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.

Appendix A – List of Updated Plans and Drawings

Appendix A – List of Updated Plans and Drawings

Drawing Name	Approved Drawing Reference	New Drawing Reference
North + South Elevations	NSE-POP-NS-ZZ-DR-A-000301-P02	NSE-POP-NS-ZZ-DR-A-000301-P03
East + West Elevations	NSE-POP-NS-ZZ-DR-A-000302-P02	NSE-POP-NS-ZZ-DR-A-000302-P03
Commercial Elevations	NSE-POP-NS-ZZ-DR-A-000303-P02	NSE-POP-NS-ZZ-DR-A-000303-P03
Hotel Elevations	NSE-POP-NS-ZZ-DR-A-000304-P02	NSE-POP-NS-ZZ-DR-A-000304-P03
Landscape General Arrangement Plan Level 00	NSE-POP-ZZ-00-DR-A-000600 rev04	NSE-POP-ZZ-00-DR-L-000600-C03
NORTH STAND - LEVEL 00 +60.550 A.O.D. COMMERCIAL BUILDING - LEVEL 00 +60.950 A.O.D. HOTEL - LEVEL 00 +60.950 A.O.D	NSE-POP-ZZ-ZZ-DR-A-009100 rev01	NSE-POP-ZZ-ZZ-DR-A-009100-P06

Drawing Name	Approved Drawing Reference	New Drawing Reference
NORTH STAND - LEVEL 01 +63.350 A.O.D. COMMERCIAL BUILDING - LEVEL 01 +65.090 A.O.D. HOTEL - LEVEL 01 +65.750 A.O.D	NSE-POP-ZZ-ZZ-DR-A-009101 rev 01	NSE-POP-ZZ-ZZ-DR-A-009101-P06
NORTH STAND - LEVEL 02 +70.030 A.O.D. COMMERCIAL BUILDING - LEVEL 02 +69.170 A.O.D. HOTEL - LEVEL 02 +71.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009102 rev 01	NSE-POP-ZZ-ZZ-DR-A-009102-P06
COMMERCIAL BUILDING - LEVEL 03 +73.250 A.O.D. HOTEL - LEVEL 03 +74.550 A.O.D	NSE-POP-ZZ-ZZ-DR-A-009103 rev 01	NSE-POP-ZZ-ZZ-DR-A-009103-P06
NORTH STAND - LEVEL 03 +77.550 A.O.D. COMMERCIAL BUILDING - LEVEL 04 +77.250 A.O.D. HOTEL - LEVEL 04 +77.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009104 rev 01	NSE-POP-ZZ-ZZ-DR-A-009104-P06
NORTH STAND - LEVEL 03 MEZ. +82.075 A.O.D. COMMERCIAL BUILDING - LEVEL 05 +81.250 A.O.D. HOTEL - LEVEL 05 +80.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009105 rev 01	NSE-POP-ZZ-ZZ-DR-A-009105-P06
COMMERCIAL BUILDING - LEVEL 06 +85.250 A.O.D. HOTEL - LEVEL 06 +83.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009106 rev 01	NSE-POP-ZZ-ZZ-DR-A-009106-P06

Drawing Name	Approved Drawing Reference	New Drawing Reference
HOTEL - LEVEL 07 +86.550 A.O.D.	NSE-POP-ZZ-ZZ-DR-A-009107 rev 01	NSE-POP-ZZ-ZZ-DR-A-009107-P06
NORTH STAND - LEVEL 04 +89.550 A.O.D. COMMERCIAL BUILDING - LEVEL 07 +89.250 A.O.D. HOTEL - LEVEL 08 +89.550 A.O.D	NSE-POP-ZZ-ZZ-DR-A-009108 rev 01	NSE-POP-ZZ-ZZ-DR-A-009108-P06
NORTH STAND - LEVEL 05 +93.050 A.O.D. COMMERCIAL BUILDING - LEVEL 08 ROOF HOTEL - LEVEL 09 ROOF	NSE-POP-ZZ-ZZ-DR-A-009109 rev 01	NSE-POP-ZZ-ZZ-DR-A-009109-P06