

5 July 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 and 139992/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 Non-Material Amendments ("NMA") to Planning Permission Ref.136763/FO/2023 (as amended by 138417/NMC/2023 and 139992/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.

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."

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The Planning Permission Ref: 136763/FO/2023 has been subject to two 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).
- Application Ref: 139992/NMC/2024 – approved on 31 May 2024 in relation to Condition 8 attached to the Planning Permission (Ref: 136763/FO/2023).

The Applicant is now proposing a further NMA to Planning Permission Ref: 136763/FO/2023 to agree a slight change to the rhythm of the hotel and commercial building façade bays.

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 wording of Condition 2 (Approved Plans and Documents).”

Proposed Non-Material Amendment

Following the granting of the Planning Permission, further detailed design development has been undertaken in relation to the North Stand development and specifically in respect of the hotel building façade.

This original façade condition for the hotel building included a ‘two-on, two-off’ rhythm of fritted to vision glazing, which was ultimately determined to be acoustically vulnerable to flanking sound transmission as rooms would effectively share either side of the same mullion in the facade with no internal lining behind. The proposed amendment seeks to slightly change the hotel façade from a ‘two-on, two-off’ rhythm to an ‘on-off, on-off’ rhythm. It ultimately retains the overarching conceptual approach behind the façade with glazing sitting behind architectural vertical ‘ribs’ connected to the curtain wall system.

Without the facade shift, the detail at the central mullion would require two layers of dense plasterboard to be run through to the glass on each side, creating an awkward visual both internally and externally. This requirement is eliminated with the half bay shift.

To ensure consistent detail and visual continuity across City Square, the mullions have very slightly shifted also on the commercial building.

Condition 2 attached to the Planning Permission states that the development shall be carried out in accordance with the approved plans listed. 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 Table 1 below.

Table 1: Plan References a

Drawing Name	Approved Drawing Reference	New Drawing Reference
Hotel Elevations	NSE-POP-HT-ZZ-DR-A-000304-P01	NSE-POP-HT-ZZ-DR-A-000304-P02

Commercial Elevations	NSE-POP-NS-ZZ-DR-A-000303-P01	NSE-POP-NS-ZZ-DR-A-000303-P02
North+South Elevations	NSE-POP-NS-ZZ-DR-A-000301-P01	NSE-POP-NS-ZZ-DR-A-000301-P02
East+West Elevations	NSE-POP-NS-ZZ-DR-A-000302-P01	NSE-POP-NS-ZZ-DR-A-000302-P02
Hotel Elevations	NSE-POP-NS-ZZ-DR-A-000304-P01	NSE-POP-NS-ZZ-DR-A-000304-P02

Planning Policy and Guidance

The relevant Planning Policy Framework has changed in part since the granting of the original Planning Permission through the adoption of Places for Everyone in March 2024. The National Planning Policy Framework (NPPF) also forms a Material Consideration in the determination of this Application and was updated in December 2023.

The proposals have been reviewed in the context of the proposed updates to relevant planning policy and material considerations and it is concluded that there have been no changes which would affect consideration of this Application.

Pre-Application Consultation

The proposed amendments were discussed with the Manchester City Council's Local Planning Authority Case Officer at a virtual meeting on 16th May 2024 and on subsequent email and telephone correspondence.

Summary

It should be noted that the proposed amendments above are the result of detailed design development, and the changes to the overall design of the consented scheme are non-material in nature.

The amended scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Local Planning Authority.

Application Submission

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

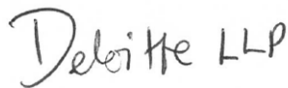
- Application Form and Notices prepared by Deloitte;
- Non-Material Amendment Summary Report prepared by Populous; and,
- Plans and documents listed in Table 1.

The Application has been submitted via the Planning Portal under Reference: PP-13205373. 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 my colleagues Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Matthew 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, slightly stylized font.

For Deloitte LLP

Encl.