

5 June 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

North Stand Site Improvement Works, Etihad Stadium - Application for Discharge of Condition 5 of Planning Permission Ref: 135764/FO/2022

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 135764/FO/2022 for the North Stand Site Improvement Works at the Etihad Stadium, Etihad Campus. The application is submitted by Manchester City Football Club Limited ('the Applicant').

Background

Planning Permission Reference 135764/FO/2022 (the "Permission") approved the following description of development on 8 June 2023:

"Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium."

Condition Discharge

This application relates to the discharge of Condition 5 (Metrolink Infrastructure Reinstatement) attached to planning permission 135764/FO/2022.

For ease of reference, the wording of Condition 5 is set out below:

5. Metrolink Infrastructure Reinstatement

"No works to the Metrolink Infrastructure shall take place until the full details of the proposals for both temporary and permanent reinstatement have been submitted for approval in writing by the City Council, as Local Planning Authority. The design submission shall include for minor adjustments to the existing Lighting and CCTV within the temporary corraling area and also for 24/7 access for Metrolink maintenance vehicles. The approved details shall be implemented as part of the development."

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The following information is submitted to discharge the condition:

Drawings/Documents prepared by Buro Happold:

- SIW – Metrolink General Arrangement Drawing Level 00 (Ref: NSE-BHE-NS-XX-DR-S-009001-P03);
- SIW – Metrolink Sections and Details (Ref: NSE-BHE-NS-XX-DR-S-009002-P03);
- SIW-Metrolink - Crowd barrier foundation reinforcement intent (Ref: NSE-BHE-NS-XX-DK-S-001070-P01);
- Concrete Specification (Ref: NSE-BHE-NS-ZZ-SP-S-0001-P01);

Drawings/Documents prepared by ME Engineers:

- Metrolink External Cable Schedule (Ref: NSE-MEE-NS-XX-LS-E-008007-P03);
- Metrolink External Lighting Circuit Calculations Schedule (Ref: NSE-MEE-NS-XX-LS-E-008008-P01);
- TfGM Metrolink Existing LV and Security Layout (Ref: NSE-MEE-ZZ-00-DR-Z-000101-P01);
- TfGM Metrolink Proposed LV and Security Layout (Ref: NSE-MEE-ZZ-00-DR-U-000102-P04);

Drawings prepared by Populous:

- SIW – Metrolink GA Plan Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000133-C01);
- SIW – Metrolink Fence Setting Out Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000135-P11);
- SIW – Metrolink East GA Plan Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000136-P06);
- SIW – Metrolink East Fence Setting Out Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000137-P07);
- SIW – Metrolink Landscape Setting Out Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000620-P11);
- SIW – Metrolink East Landscape Setting Out Level 00 (Ref: NSE-POP-ZZ-00-DR-A-000622-P06);
- SIW – Metrolink Demolition Plan (Ref: NSE-POP-ZZ-00-DR-A-000813-P09); and
- SIW – Metrolink East Demolition Plan (Ref: NSE-POP-ZZ-00-DR-A-000815-P07).

This Application also includes additional information requested in response to the comments set out within the decision notice for CDN/23/0740 (5 February 2024) as follows:

Comment	Response
The fencing setting out drawing submitted is an earlier version (P10) than that shared with	Plan Ref. NSE-POP-ZZ-00-DR-A-000135-P11 has been discussed and agreed in principle directly

Comment	Response
Metrolink (P11), the submission should be updated to include this later version.	with Metrolink and is submitted in support of this application.
There is a slope stability report, that has been shared with Metrolink, that contains info regarding monitoring arrangements etc that has not been included in this submission and should be. These works have been agreed but only in so far as they relate to the temporary works, there is nothing included or agreed in relation to the permanent works.	The slope stability report is submitted in support of this application. The permanent works arrangements will be addressed under the Main Works consent (Ref. 136763/FO/2023).
The Electrical and Mechanical drawings and the Concrete Specification have not been subject to the MEAP and can therefore not be considered approved.	The Electrical and Mechanical drawings and the Concrete Specification have been provided to TfGM separately for consideration.
The permanent corraling layout, lighting and CCTV and the installation of a canopy at the top of the slope have not been discussed/agreed/ included in this submission.	The permanent corraling layout, lighting, CCTV and canopy will be provided under the Non-Material Amendment application and subsequent condition discharge application under the Main Works consent (Ref. 136763/FO/2023).
We would urge the developer's representatives to continue to liaise with the Metrolink Engineer for this project to ensure that they comply with the MEAP with a view to enabling Metrolink to support the discharge of this Condition.	Ongoing engagement has taken place with Metrolink in respect of the temporary and permanent corraling system.

Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-12906375.

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 5 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

Deloitte LLP

For Deloitte LLP

Encl.