

3 May 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 to amend the wording of Condition 8 (Corralling)

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 to amend the wording of Condition 8 (Corralling) ("the Application").

The Applicant is Manchester City Football Club Limited ('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)) 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."

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 8 (Corralling)."

Proposed Non-Material Amendments

Condition 8 attached to the Planning Permission requires agreement of a permanent corralling system strategy prior to commencement of development.

An application to discharge Condition 8 was submitted to the Local Planning Authority under Application Ref. CDN/23/0721 in October 2023. As part of this application, we received feedback from TfGM requesting the inclusion of a canopy to the Metrolink corralling area.

Through constructive engagement, an agreement has been reached with the TfGM to amend Condition 8 so that the Condition could be split into two components, as follows:

1. Compliance condition requiring temporary corralling arrangements, as detailed in the plans submitted in support of this application, to be implemented prior to commencement of development.
2. "Prior to first use" condition requiring:
 - a. Implementation of the permanent corralling infrastructure and ticket validation infrastructure as submitted in support of this application;
 - b. The needs to agree and implement a permanent canopy over the additional queuing zone, together with adjustments required to lighting and CCTV infrastructure to work with the permanent canopy; and,
 - c. Agreement to a canopy-specific construction management plan.

The Applicant is therefore seeking to amend the wording of Condition 8 to enable commencement of development following implementation of the temporary Metrolink corralling system. The suggested amended condition wording for Condition 8 is discussed in further detail below.

Pre-Application Consultation

The proposed amendments were discussed with the Case Officer at Manchester City Council via telephone and email correspondence, following engagement between the Applicant and the Transport for Greater Manchester (TfGM). The approach to formalise the proposed amendments was agreed in principle by the Case Officer via telephone correspondence on 5th March 2024.

Amendments to Condition 8 – Corraling System Strategy

Condition 8 under Planning Permission Ref.136763/FO/2023 currently reads as follows:

“Prior to the commencement of the development, a strategy for a permanent corraling system to facilitate the safe queuing of Metrolink customers, including designs for, lighting, CCTV and ticket validation, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

The proposed revised wording for Condition 8 is as follows:

“8) (a) Prior to the commencement of the development, a temporary corraling system shall be carried out in accordance with the Temporary Corraling Arrangement Plans (Ref: NSE-MEE-ZZ-00-DR-U-000102-P04, NSE-POP-ZZ-00-DR-A-000133-C01, NSE-POP-ZZ-00-DR-A-000135-P11, NSE-POP-ZZ-00-DR-A-000136-P06, NSE-POP-ZZ-00-DR-A-000137-P07, NSE-POP-ZZ-00-DR-A-000620-P11, NSE-POP-ZZ-00-DR-A-000622-P06) stamped as received by the City Council, as Local Planning Authority, on 1st May 2024. The strategy for delivering the proposed permanent works canopy design and installation will be as set out on TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, stamped as received by the City Council, as Local Planning Authority, on 1st May 2024.

(b) Prior to the first use of the development hereby approved, the permanent corraling infrastructure referred to in (a) above shall have been implemented in accordance Plan Ref. NSE-POP-ZZ-00-DP-L-000650-P02, TfGM Canopy Strategy Plan 1 V.2 and TfGM Canopy Strategy Plan 2, stamped as received by the City Council, as Local Planning Authority, on 1st May 2024. The implemented design shall have been subject to TfGM’s Metrolink’s Engineering Assurance and agreed with Metrolink. The design should include for canopy and adjustments required to lighting and CCTV infrastructure to work with the permanent canopy. Ticket validation shall be as Plan ref. NSE-POP-ZZ-00-DP-L-000650-P02. A canopy-specific construction management plan shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved canopy details shall be implemented prior to first use and for as long as the development is in use.”

The above revised wording has been agreed directly with TfGM via email 26th April 2024.

Summary

The proposed amendments in this NMA Application will not materially change the scheme approved under the Planning Permission Ref.136763/FO/2023. The proposed strategy to amend the wording of Condition 8 has been agreed in principle with the Local Planning Authority and TfGM in advance of the submission of this NMA Application.

Application Submission

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

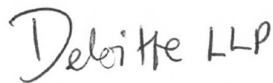
- Application Form and Notices prepared by Deloitte;
- TfGM Metrolink Proposed LV and Security Layout (Ref: NSE-MEE-ZZ-00-DR-U-000102-P04) prepared by ME Engineers;
- TfGM Canopy Strategy Plan 1 V.2;
- TfGM Canopy Strategy Plan 2;
- Drawings prepared by Populous, with references:
 - NSE-POP-ZZ-00-DP-L-000650-P02;
 - NSE-POP-ZZ-00-DR-A-000133-C01;
 - NSE-POP-ZZ-00-DR-A-000135-P11;
 - NSE-POP-ZZ-00-DR-A-000136-P06;
 - NSE-POP-ZZ-00-DR-A-000137-P07;
 - NSE-POP-ZZ-00-DR-A-000620-P11; and,
 - NSE-POP-ZZ-00-DR-A-000622-P06.

The Application has been submitted via the Planning Portal under Reference: PP-12865789. 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 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.