Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

25 October 2023

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 Conditions 21 (Material Samples and Specifications) and 22 (Louvre Screen Strategy)

This covering letter has been prepared in support of a planning 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 Conditions 21 (Material Samples and Specifications) and 22 (Louvre Screen Strategy) ("this NMA 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.

Background

Planning Permission Reference 136763/FO/2023 approved the following description of development:

"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).*

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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 Non-Material Amendments

The Applicant is now working towards the discharge of all pre-commencement conditions on the above Permission to enable works to start on-site in mid- to late-October 2023.

Conditions 21 and 22 attached to the Planning Permission require agreement of samples and specifications of materials and the proposed louvre screen strategy prior to commencement of development.

The programme for the provision of final samples and specifications cannot ultimately be provided at this stage and therefore the current wording of the Condition is restrictive to enabling works to start on-site.

A programme for the submission of samples and specifications is submitted in support of this NMA Application. This outlines that the Materials Schedule detailing the samples and specifications of all external elevation materials and the louvre screen strategy would be provided to the Local Planning Authority for consideration in early- to mid-November 2023. The sample panel would then be available for the Local Planning Authority to view on-site in mid-April 2024. A plan of the proposed sample panel is provided in support of this NMA Application.

Under this NMA Application, the Applicant is therefore seeking to amend the time trigger points of these conditions to include reference to providing the information in accordance with this programme.

The suggested amended condition wording for Conditions 21 and 22 are discussed in further detail below.

The Applicant is not proposing to make any physical changes to the consented scheme or alter the way in which it would operate. Accordingly. it was agreed in principle with the Manchester City Council ('MCC') that the Proposed Amendments could be dealt with via s96A application during pre-application discussions. The description of the proposed amendment as detailed on the Application Form is as follows:

"Non-material amendment to Planning Permission 136763/FO/2023 to vary the wording of Conditions 21 (Material Samples and Specifications) and 22 (Louvre Screen Strategy)."

Amendments to Condition 21 – Material Samples and Specifications

Condition 21 under Planning Permission Ref.136763/FO/2023 reads as follows:

"Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as

Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the development."

The proposed revised wording for Condition 21 is as follows:

"Samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority in accordance with the programme dated 25th August 2023, prepared by SISK and the Sample Panel Layout Plan Ref: NSE-POP-CM-ZZ-DR-A-SK230102, prepared by Populous.

The sample panel and specifications provided in line with the programme shall include reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the development."

Amendments to Condition 22 – Louvre Screen Strategy

Condition 22 under Planning Permission Ref.136763/FO/2023 reads as follows:

"Prior to the commencement of development, 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. The approved louvre strategy used shall then be implemented as part of the development."

The revised wording for Condition 22 as follows:

"Samples and specifications of the louvre screen strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority in accordance with the programme dated 25th August 2023, prepared by SISK and the Sample Panel Layout Plan Ref NSE-POP-CM-ZZ-DR-A-SK230102, prepared by Populous. The sample panel and specifications provided in line with the programme shall include the louvre screen strategy. The approved louvre strategy used shall then be implemented as part of the development."

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 Conditions 21 and 22 has been agreed in principle with the Local Planning Authority in advance of the submission of this NMA Application.

The non-material amendments do not alter the conclusions regarding the consented scheme that it is in accordance with the Development Plan when taken as a whole.

Application Submission

This NMA Application comprises this Covering Letter and the following documentation:

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- Application Form and Notices prepared by Deloitte;
- Sample and Specification Programme prepared by Sisk; and
- Sample Panel Layout Plan (Ref: NSE-POP-CM-ZZ-DR-A-SK230102*)* prepared by Populous.

The Application has been submitted via the Planning Portal under Reference: PP-12406417. The application fee of £234, 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.