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21 December 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 Discharge of Conditions 54 and 55 of Planning Permission Ref: 136763/FO/2023

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 136763/FO/2023 for the North Stand at the Etihad Stadium, Etihad Campus. The application is submitted by Manchester City Football Club Limited ('the Applicant').

This application is submitted to discharge conditions 54 (Swept Path Analysis) and 55 (Accessible Hotel Rooms) attached to Planning Permission 136763/FO/2023.

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).*

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

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include landscaping and public realm works, servicing and access arrangements, and other associated works."

Conditions Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of conditions 54 (Swept Path Analysis) and 55 (Accessible Hotel Rooms) attached to planning permission 136763/FO/2023.

A summary of the condition wording and information submitted is set out under each respective heading in Table 1 below.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
54	**Swept Path Analysis** *"Prior to any above ground works, details of a swept path analysis for the vehicle pick and drop off to the hotel and coach movements shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include modifications to the layout and pick up and drop off arrangements should this be necessary. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ"*	Full Discharge	Swept Path Plans, prepared by Buro Happold, as follows: NSE-BHE-XX-XX-DR-C-002201; and NSE-BHE-XX-XX-DR-C-002202
55	**Accessible Hotel Rooms** *"Prior to any above ground works, details of the location, size and specification of the accessible hotel bedrooms shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ."*	Full Discharge	Hotel Accessible Room Types Report, prepared by Manchester City; Schedule of Accessible Bedrooms, prepared by WATG; and Floorplans, prepared by WATG as follows: • NSE-WATG-HT-00-DP-A-010000 (14); • NSE-WATG-HT-02-DP-A-020205 (2); • NSE-WATG-HT-03-DP-A-020307 (2); • NSE-WATG-HT-04-DP-A-020409; • NSE-WATG-HT-05-DP-A-020511; • NSE-WATG-HT-06-DP-A-020613 (1);

Condition Wording		Partial or Full Discharge	Documents Submitted
			• NSE-WATG-HT-06-DP-A-020614 (1); • NSE-WATG-HT-07-DP-A-020715 (3); • NSE-WATG-HT-07-DP-A-020716 (1); and • NSE-WATG-HT-08-DP-A-020817 (1).

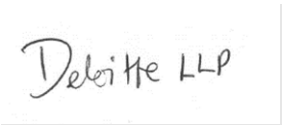
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-12693331.

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 conditions 54 and 55 as outlined above. If you require any further details, 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.