

24 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 Discharge of Conditions 3, 7, 8, 9, 11, 13a, 15, and 18 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 3 (Construction Management), 7 (Metrolink Construction Management Plan), 8 (Corralling System Strategy), 9 (Crowd Modelling), 11 (Piling), 13a (Local Labour Agreement), 15 (Coal Mining / Land Stability) and 18 (Ground Gas Risk) 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.*

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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."

Conditions Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of conditions 3 (Construction Management), 7 (Metrolink Construction Management), 8 (Corralling System Strategy), 9 (Crowd Modelling), 11 (Piling), 13a (Local Labour Agreement), 15 (Coal Mining / Land Stability), and 18 (Ground Gas Risk) attached to planning permission 136763/FO/2023.

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

Table 1 below confirms the documents submitted in support of this application.

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

Condition Wording		Partial or Full Discharge	Documents Submitted
3	Construction Management <i>Prior to the commencement, a detailed construction management plan outlining working practices and highway management shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:</i> • <i>Display of an emergency contact number</i> • <i>Details of Wheel Washing</i> • <i>Dust suppression measures</i> • <i>Consultation with local residents/businesses</i> • <i>Measures to prevent leakages into the Ashton Canal</i> • <i>Noise and vibration monitoring</i> • <i>Hoarding location and design</i> • <i>Compound locations where relevant</i> • <i>Location, removal and recycling of waste</i> • <i>Routing strategy and swept path analysis</i> • <i>Parking of construction vehicles and staff</i> • <i>Sheeting over of construction vehicles</i> • <i>Details to prevent any impact on tram infrastructure</i>	Full Discharge	Detailed Construction Management Plan and Method Statement, prepared by Sisk

Condition Wording		Partial or Full Discharge	Documents Submitted
	• Loading and unloading of plant and materials • Construction and demolition methods, including use of cranes, (which must not oversail the tramway) • Swept path analysis • Dilapidation survey • Traffic management Strategy.		
7	Metrolink Construction Management <i>Prior to the commencement of the development, a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved Metrolink CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone including:</i> • the retention of 24hr unhindered access to the Metrolink equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational • storage of plant and materials used in constructing the development • construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway or Metrolink coralling infrastructure) • the erection and maintenance of security hoarding • measures to control the emission of dust and dirt during construction <i>The approved plan shall be implemented for the duration of the construction period.</i>	Full Discharge	Detailed Construction Management Plan and Method Statement, prepared by Sisk – specifically section 10. Operations sub section jj) Metrolink. RAMS Template prepared by Sisk dated 31st August 2023.
8	Corralling System <i>Prior to the commencement of the development, a strategy for a permanent coralling 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.</i>	Full Discharge	Design Philosophy - Flexible Queue Zone prepared by the Applicant. Drawings prepared by Populous, with references: • NSE-POP-ZZ-00-DR-A-000600-P04

Condition Wording		Partial or Full Discharge	Documents Submitted
			NSE-POP-ZZ-00-DP-L-000650-P01
9	Crowd Modelling <i>Prior to the commencement of the development, a crowd modelling strategy, for during both construction and when the development becomes operational shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include the worst case scenario, demonstrate that Metrolink customers are not exposed to unacceptable levels of crowding when trying to access the tram stop and the risks associated with overcrowding. The approved strategy shall be implemented as part of the development and thereafter remain in use at all times when the development is both under construction and becomes operational.</i>	Full Discharge	Crowd Modelling Strategy, prepared by Sisk, comprising: - Construction Hoarding; - Crowd Modelling Methodology Dated 16th August 2023; - Construction Hoarding Addendum Dated 4th August 2023; and - Permanent Works. *NB The above information has also been submitted to Building Control for approval.
11	Piling <i>Prior to the commencement of the development, the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.</i>	Full Discharge	Project Specification for Piling (Ref: NSE-BHE-XX-XX-TS-CG-000001) prepared by Buro Happold Dated 28th July 2023 Piling Method Statement prepared by Sisk Dated 22nd September 2023 Combined Method and Risk – Restricted Access Piling - Risk Assessment prepare by Van Elle
13a	Local Labour Agreement <i>(a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit</i>	Partial Discharge of Condition	Local Labour Proposal, prepared by Sisk Dated March 2023

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<i>local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.</i> <i>In this condition a Local Labour Proposal means a document which includes:</i> <i>the measures proposed to recruit local people including apprenticeships</i> <i>mechanisms for the implementation and delivery of the Local Labour Proposal</i> <i>measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives</i> <i>(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.</i>	13 – Part (a)	
15	Coal Mining / Land Stability <i>Prior to the commencement of the development,</i> <i>(a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and,</i> <i>(b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed</i> <i>Shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>The approved intrusive site investigations and remedial works shall be carried out in accordance with the approved documents.</i>	Full Discharge	Specification for Stabilisation of Mine Workings by Grouting (Ref: NSE-BHE-XX-XX-TS-CG-000002) prepared by Buro Happold Dated 28th July 2023 Coal Mining Risk Assessment (Ref: NSE-BHE-XX-XX-RP-CG-000002) prepared by Buro Happold Dated 13th April 2023 Revision P03 – NB. This was submitted with the planning submission. Groundwater Risk Assessment (Ref: ETC-BHE-ZX-XX-RP-CG-0004-P01) prepared by Buro Happold Dated 24th February 2023. NB. This was submitted with the planning submission

Condition Wording		Partial or Full Discharge	Documents Submitted
			Generic Quantitative Risk Assessment (Ref. NSE-BHE-XX-XX-RP-CG-000003) prepared by Buro Happold Dated 13th April 2023 NB. This was submitted with the planning submission Method Statement & Risk Assessment - Drilling & Grouting, prepared by Van Elle Dated 11th July 2023 Specification for Consolidation of Mine Workings by Drilling and Grouting prepared by Van Elle Dated 11th July 2023 *NB The above report finds that based on the findings of the ground investigation and the nature of the remediation that has already taken place across the Site, the proposed works can be completed under CDM regulations without the need for a formal Remediation Strategy.
18	Ground Gas Risk <i>Notwithstanding the following information:</i> <i>Environmental Statement: Volume 1, Chapter 9, Ground Conditions, Deloitte, April 2023</i> <i>Project North Stand Manchester, Ground Engineering Desk Study, Buro Happold, Reference: 0053810 Revision P03, 13 April 2023</i> <i>Project North Stand Manchester, Coal Mining Risk Assessment, Buro Happold, Reference: 0053810 Revision P03, 13 April 2023</i>	Full Discharge	Generic Quantitative Risk Assessment (Ref. NSE-BHE-XX-XX-RP-CG-000003) prepared by Buro Happold Dated 13th April 2023 NB. This was submitted with the original planning submission and contains details of gas monitoring – it is considered no

Condition Wording	Partial or Full Discharge	Documents Submitted
• <i>Project North Stand Manchester, Generic Quantitative Risk Assessment, Buro Happold, Reference: 0053810 Revision P02, 13 April 2023</i> • <i>Etihad Campus Site Improvement Works, Groundwater Risk Assessment, Buro Happold, Reference: 0053810 Revision P01, 24 February 2023</i> • <i>Etihad Ground Investigation, Factual Ground Investigation Report, Geotechnical Engineering Ltd, Reference: 37349, 17 March 2023</i> <i>Prior to the commencement of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:</i> • <i>Updated ground gas risk assessment following additional monitoring due to no previous readings under low and falling pressure</i> • <i>Submission of an updated Remediation Strategy (if required)</i> <i>The remediation of the site shall be carried out in accordance with the approved strategy.</i>		further assessment is required. Please see page 38 of the GQRA It is also concluded no further remediation is required. Therefore, there is no requirement for a remediation strategy.

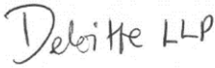
Summary

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-12406165.

A fee has been paid to Manchester City Council for £116, 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 3, 7, 8, 9, 11, 13a, 15, and 18 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.