

MANCHESTER CITY COUNCIL

P.O. Box 532
Town Hall
Manchester
M60 2LA

Issued via the planning portal only

12th September 2023
OUR REF: SID23056

Dear Sir/ Madam,

TEMPORARY PLANNING PERMISSION FOR INSTALLATION/ RELOCATION OF 34NO. CATERING/ RETAIL/ ACTIVATION/ WC UNITS AROUND THE RING ROAD AND SOUTHEAST CAR PARK OF THE ETIHAD STADIUM FOR A PERIOD OF 5 YEARS DUE TO NORTH STAND REDEVELOPMENT WORKS AT MANCHESTER CITY STADIUM, ROWSLEY STREET BESWICK MANCHESTER M11 3FF

Please find enclosed an application for retrospective planning permission for the installation/ relocation of a number of pre-fabricated temporary catering/ retail/ activation/ WC units at the above site.

The proposals aim to install or relocate multiple single-storey prefabricated units along the stadium's circular perimeter and also towards the southeastern part of the site. These units would be used for catering, retail, matchday assistance, and WC facilities whilst the North Stand extension works are undertaken.

Previous temporary planning approvals have been granted in 2015 (ref: 109476/FO/2015/N2) and 2016 (ref: 112219/FO/2016/N2) for three years for 8 no. and 28 no. units respectively. Approval was also granted for 34 no. units in 2022 for a period of five years (ref: 132161/FO/2021). This application is considered to be of the same principle as those previously approved and aims to allow catering, retail, and matchday assistance facilities to be available whilst the North Stand redevelopment works are occurring.

The units consist mainly of pre-fabricated steel-faced structures, with some featuring vinyl branding applied to their exteriors. These proposed units follow the same style as those previously approved under the mentioned consents, and several are merely being relocated from other sections of the stadium.

The ancillary uses of the units are intended to support the primary operations of the Etihad Stadium. These uses involve relocating activities currently situated to the north of the site to other areas within the site while the North Stand redevelopment is in progress.

In line with the Club's sustainable waste plan, waste would be stored in internal bins around the site. Waste is then transported and sorted at the Applicant's own facility.

It is proposed for the food and beverage units to open 2.5 hours prior kick-off and close around 20 minutes prior to kick-off. The units would then re-open at the final whistle for 1 hour for matches starting after 6pm, and 2 hours for matches starting before 6pm. Adhoc opening may be required for operational and servicing needs outside of matchdays, however this is deemed to be an occasional requirement.

The 'fan support offices' are proposed to open at 8:30am and close at halftime on matchdays. There will be adhoc requirements for the offices to open outside of match days between 8:30am – 5pm. However, this is also considered to be an occasional need.

The following drawings are submitted in support of the associated applications and should be referred to for full details of the proposals:

Drawing Number:	Drawing Title:	Consultant:
23056-101	Location and Existing Site Plans	SpaceInvader Design Ltd
23056-102	Proposed Site Plan	SpaceInvader Design Ltd
23056-103	Proposed Match Day Hub	SpaceInvader Design Ltd
23056-104	Proposed Summerbee Bar	SpaceInvader Design Ltd
23056-105	Staff Feeding Unit	SpaceInvader Design Ltd
23056-106	MCFC Retail Units	SpaceInvader Design Ltd
23056-107	Fan Support Offices	SpaceInvader Design Ltd
23056-108	Branded Food Units	SpaceInvader Design Ltd
23056-109	Toilets	SpaceInvader Design Ltd
-	East Bar Area Branding	The Image Group
-	Etihad Relocation Works Overview	MCFC
TN1240218H	Fan Support AC Layout	Manchester Central HC
-	Fan Support Cabins	The Image Group
-	Fan Support Office Portakabin	Portakabin
-	Fan Support Office	MCFC
-	Match Day Hub AC Layout	Manchester Central HC

I trust the enclosed is self-explanatory, however, should you require any additional information please do not hesitate to contact me via the below details.

Yours faithfully,



Lucy Wing
Design Planner

E : lucy.wing@spaceinvaderdesign.co.uk