

07 November 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 Condition 10 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 condition 10 (Excavation and Piling) 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 include landscaping and public realm works, servicing and access arrangements, and other associated works."

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Condition Discharge

This section sets out the relevant condition and document that are submitted in support of the application for discharge of condition 10 (Excavation and Piling) attached to planning permission 136763/FO/2023. A summary of the condition wording and information submitted is set out in Table 1 below.

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

Condition Wording		Partial or Full Discharge	Information Submitted
10	Excavation and Piling <i>No excavation or piling works shall be carried out until an appropriate monitoring regime of the Metrolink retaining structures and lift shaft has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented for the duration of the construction period.</i>	Full Discharge	Hoarding Phase 2 – Sisk & BAM Onsite (Ref: NSE-JSS-ZZ-ZZ-DR-J-000002-RevF), prepared by Sisk

The information submitted in support of this condition discharge application confirms that the proposed piling works are in a location and of an extent and nature that would not have any impact on the Metrolink retaining structures and lift shaft. Nonetheless, the monitoring regime is detailed below.

Piling activities are proposed to take place at a distance of 75.5 m from the nearest North Stand pile to the Metrolink infrastructure and 18.2 m from the nearest Commercial/Hotel building pile to the Metrolink infrastructure. These are both a considerable distance from the Metrolink infrastructure, and are considered not to result in any material vibration impacts above the 5mm/s threshold as required by TfGM.

As discussed with TfGM during a conversation on 2nd November 2023, monitoring instruments will be established to alert if the vibration measurements exceed 5mm/s – a threshold which has been requested by TfGM. The locations of the vibration monitors are shown on the accompanying plan. The plan illustrates the location where the monitors will be placed during the piling works relating to the North Stand (piling to take place 75.5 m from the Metrolink infrastructure). As discussed with TfGM, the location of the monitors will be moved to beyond the hoarding line (closer to the Metrolink infrastructure) during the piling works relating to the Commercial/Hotel building (piling to take place 18.2 m from the Metrolink infrastructure).

Bi-weekly reports on the monitoring results will be shared directly with TfGM and should any measurements exceed 5mm/s works will stop immediately and TfGM will be made aware.

On this basis, the Applicant politely requests the full discharge of Condition 10.

Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-12570711.

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 condition 10 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

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a thin black rectangular border.

For Deloitte LLP

Encl.