

10 May 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Concourse Alteration Works, Etihad Stadium – Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission (“The Application”) for Concourse Alteration works (“the Proposed Development”) adjacent to the Etihad Stadium North Stand.

The Applicant is Manchester City Football Club Ltd (“the Applicant”).

Description of Development

The proposed Description of Development, as shown on the Application Form is as follows:

“Full planning permission for concourse alteration works to the Etihad Stadium to improve access and egress arrangements and associated works.”

Background

A planning application (ref: 135764/FO/2022) (“the Site Improvement Works Application”) was submitted in December 2022 for a series of site improvement works to the Etihad Stadium North Stand and adjoining land comprising site investigation and remediation activity, demolition of the club shop, service and drainage diversions, and associated temporary works to maintain safe access around the Etihad Stadium. The description of development for planning application (ref: 135764/FO/2022) is as follows:

“Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium.”

Subsequently, a separate planning application (ref: 136763/FO/2023) (“the Main Works Application”) was submitted in April 2023 comprising several interrelated elements collectively designed to create a best-in-

class fan experience and year-round entertainment and leisure destination at the Etihad Stadium. The description of development as written on the Main Works Application is as follows:

“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.”

The Site

The Application relates to the Etihad Stadium North Stand, bounded by Joe Mercer Way and the Etihad Campus Metrolink Stop to the north, the National Squash Centre to the west and the Co-op Live construction site compound and Alan Turing Way to the east.

It relates to two of the Etihad Stadium’s eight turrets, and specifically those located at the most northern end of the stadium, as illustrated on Plan ref. NSE-POP-ZZ-ZZ-DR-A-000024 and Figure 1 overleaf

The Proposed Development

The purpose of The Application is to accommodate temporary changes in crowd flows associated with accessing and egressing the North stand of the Etihad Stadium during the course of the proposed Site Improvement Works Application and the proposed Main Works Application construction phase. In addition, it negates the need to move the hoarding line multiple times in the run-up to ‘match-readiness’.

The Application has been informed by GHD (crowd control specialists) and consultation with Building Control.

The Proposed Development comprises internal works (not falling within the ambit of planning control) and external works which do require planning permission. For completeness, all proposed works are listed below (for more information please refer to the Supporting Document prepared by Laing O’Rourke):

Internal works:

- The removal of several access turnstiles, at the following Doors/Gates: A1, A2, B1, B2, Y1, Y2, Z1 and Z2;

- Four additional turnstiles are proposed on each of the closest turrets on the northern end of the Etihad Stadium (Turrets C and X – Plan Reference: NSE-POP-ZZ-ZZ-DR-A-000024-Rev00);
- Existing flood gates to remain in position and to install 4 turnstiles behind, creating a total of 8 turnstiles per turret. (as illustrated within the Application Supporting Document prepared by Laing O’Rourke); and,
- Turret central barriers to be removed to allow egress.

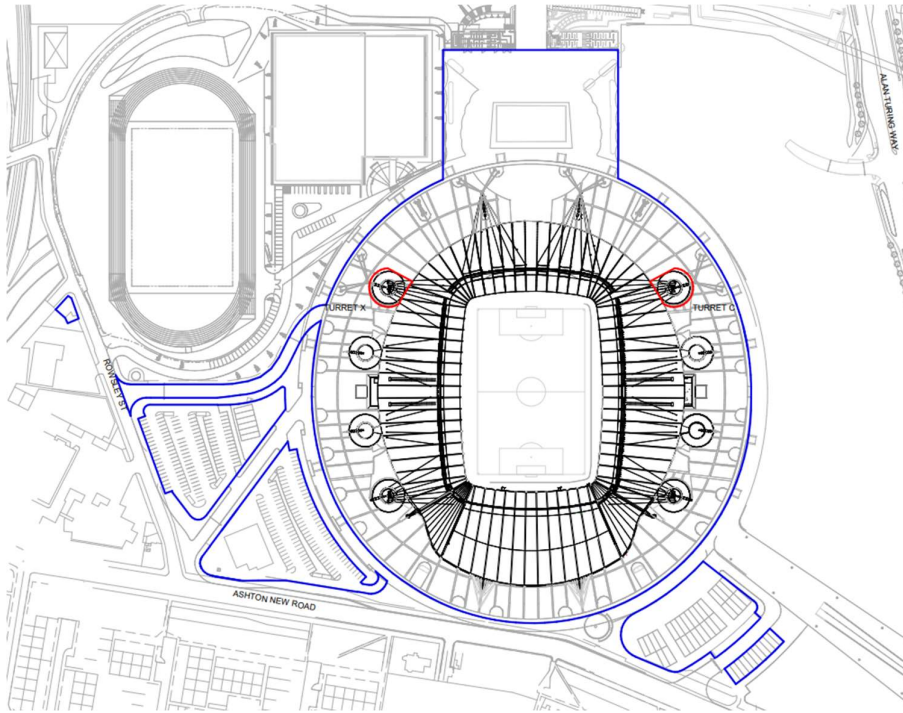
External works:

- Removal of railings that sit above the concrete segment to be demolished to allow new flood gates to be installed. Adjacent to the new flood gate, railings will be amended to ensure they abut the new flood gate and are therefore secure;
- Concrete upstands demolished to allow for new gates;
- Gates to be manufactured and installed to allow egress from turret;
- A macadam ramp is proposed at the base of each gate to match the level of existing access ramp within the turrets C and X; and,
- A section of anti-climb fence will be installed above the hoarding line on the turrets.

For further details, please refer to the Application Supporting Document prepared by Laing O’Rourke in support of this Application.

It should be noted that the loss of access caused by the removal of access turnstiles will be compensated through the flood gate doors already in place at Doors Y and B. As a method of mitigation, a section of anti-climb fence will be installed above the hoarding line on the turrets to ensure safe and suitable access around the Etihad Stadium.

Figure 1: Turret Works Application Plan (Source: Populous, 2023)



Planning Assessment

The Proposed Development is submitted pursuant to a Main Works Application which provides a detailed planning assessment of those proposals. On the basis the Site Improvement Works Application and the Main Works Application are approved, the Proposed Development will maintain safe access and egress arrangements at the Etihad Stadium during construction. This is consistent with Core Strategy DM1 which states that regard should be had to “accessibility of buildings” and “community safety.”

As further required by Policy DM1, care has been taken to ensure that the Proposed Development will conform to the existing appearance of the Etihad Stadium and the Proposed Development is minor in nature. Accordingly, the turnstiles proposed in the Proposed Development will be of the same build/quality of the ones in place within the Etihad Stadium as they are relocated from the Site to their new positions. This is to ensure that the visual impact of the Proposed Development will be minimised.

In addition, the National Planning Policy Framework (2021) forms a Material Consideration in the determination of The Application. There are numerous references to promoting safety within the document. Paragraph 110 states that: “*In assessing....specific applications for development, it should be ensured that: b) safe and suitable access to the site can be achieved for all users.*” The Proposed Development addressed this important theme which runs throughout the NPPF.

In short, the Proposed Development has been fully considered against the relevant policies of the Development Plan and found to be address the requirements of the Development Plan as a whole. In addition, no material considerations have been identified that would justify refusal of The Application.

Application Documentation

This Covering Letter should be read in conjunction with the wider application submission, as detailed in Table 1.1 below.

Table 1.1 Application Documentation

Document	Prepared By
Application Form	Deloitte
Red Line Plan	Populous
Site Layout and Elevation Application Drawings	Populous
Application Supporting Document	Laing O'Rourke

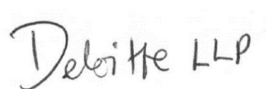
Application Submission

The application has been submitted on the Planning Portal (Ref. PP-12116374). A fee of £234 has been paid via Planning Portal.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

Please contact Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Rachel Brown (0161 455 6306 / rachebrown@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely



For Deloitte LLP

Encl.