

20 January 2026

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 13, 16, 26, 30, 38, 43, 45, 48, 50, 53, 56, 57, and 58 of Planning Permission Ref: 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024, 140776/NMC/2024, and 143447/NMC/2025)

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 136763/FO/2023 (as amended) for the North Stand at the Etihad Stadium, Etihad Campus. The application is submitted by John Sisk and Son Limited ('the Applicant').

This application is submitted to discharge condition 13, 16, 26, 30, 38, 43, 45, 48, 50, 53, 56, 57, and 58 attached to Planning Permission 136763/FO/2023 (as amended) which 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)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey commercial building comprising flexible retail, commercial and workspace uses (Class E), Museum and/or Leisure Attraction uses (Class F1(c)) and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works.”

The Planning Permission 136763/FO/2023 (as amended) has been subject to a number of amendment applications, more notably under Application Ref: 143447/NMC/2025, phased occupation has been introduced in accordance with the phasing arrangement outlined below:

- Section 1: North Stand;

- Section 2: Hotel building;
- Section 3: Commercial office building;
- Section 4: City Square; and,
- Section 5: Public realm.

1 Conditions Discharge

This section sets out the relevant conditions attached to Planning Permission 136763/FO/2023 (as amended) that this Application applies for discharge.

For reference, conditions are applied for discharge either on partial discharge basis (Section 1 – North Stand only) or full site-wide discharge basis, as set out in Table 1 below.

Full condition wordings and information submitted is set out within Appendix 1 of this Letter.

Table 1 Condition Discharge Approach

#	Topic	Full / Partial Discharge
13	Local benefits proposal (construction phase)	Full discharge – site wide basis
16	Site Condition Verification	Full discharge – site wide basis
26	Landscaping management	Full discharge – site wide basis
30a	External plant/equipment	Partial discharge – Section 1 only
30b	External plant/equipment	Partial discharge – Section 1 only
38	Fumes/Vapour/Odour	Full discharge – site wide basis
43	Cycle parking	Full discharge – site wide basis
45	Servicing and operational management	Full discharge – site wide basis
48	Roller shutter	Partial discharge – Section 1 only
50	PV panel	Full discharge – site wide basis
53	EV charging	Full discharge – site wide basis
56a	Local benefits proposals (end use)	Partial discharge – Section 1 only
57	SuDS Verification	Full discharge – site wide basis
58	Coach and bus parking	Full discharge – site wide basis

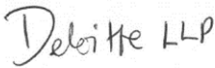
2 Summary

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-14559997.

A fee has been paid to Manchester City Council for £298, 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 13, 16, 26, 30, 38, 43, 45, 48, 50, 53, 56, 57, and 58 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 Matt Lam (0161 455 8448 / mlam@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 light grey rectangular box.

For Deloitte LLP

Encl.

Appendix 1 – Summary of Conditions and Supporting Information

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	Condition Wording	Partial or Full Discharge	Documents Submitted
13	<p>Local Benefits Proposal</p> <p><i>“(a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit 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></p> <p><i>In this condition a Local Labour Proposal means a document which includes:</i></p> <ul style="list-style-type: none"> - <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> <p><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></p>	Full discharge – part (a) was discharged under CDN/23/0721	Local Benefits Proposal (construction phase – verification) prepared by the Applicant
16	<p>Site Condition Verification</p> <p><i>“Prior to the first use of the development hereby approved, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.”</i></p>	Full discharge – site wide basis	<p>Supporting information above were submitted and approved under Ref: CDN/25/0360 for the North Stand Site Improvement Works Permission (Ref: 135764/FO/2022).</p> <ul style="list-style-type: none"> • Completion Report (Ref: VE224505-01 – PS3510 V2) prepared by Van Elle • Permit 26990 granted by the Coal Authority • Permit 27440 granted by the Coal Authority <p>Supporting Letter prepared by Sisk confirming that the submitted supporting information is also applicable to the North Stand Main Works Permission (Ref: 136763/FO/2023), therefore submitted for the LPA’s approval under this Application.</p>

	Condition Wording	Partial or Full Discharge	Documents Submitted
26	<p>Landscape Management</p> <p><i>“Prior to the practical completion of the development hereby approved, a detailed landscaped management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.”</i></p>	Full discharge – site wide basis	Landscape Management Plan (ref: NSE-POP-ZZ-ZZ-TR-L-008110) prepared by Populous
30	<p>External Plant, Equipment and Servicing</p> <p><i>“(a) Prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.</i></p> <p><i>(b) The approved scheme shall be implemented and prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved under part (a) of this planning condition.</i></p> <p><i>The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.”</i></p>	Partial discharge – parts (a) and (b) – section 1 only.	The Applicant would like to confirm that there is no external plant, equipment within section 1.

	Condition Wording	Partial or Full Discharge	Documents Submitted
38	Fumes / Vapour / Odour <i>"Prior to the first use of each section of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025 the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of that section and thereafter retained and maintained in situ."</i>	Full discharge – site wide permanent basis	A suite of information (including GA drawings, technical submittals) prepared by SES Engineers A suite of information (including GA drawings, technical submittals) prepared by Dawnvale
43	Cycle Parking <i>"Prior to the first use of the development hereby approved, details of the location and specification of 200 covered cycle spaces within the Etihad Campus shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ for as long as the development remains in use."</i>	Full discharge – site wide permanent basis	Cycle parking locations supporting document prepared by Manchester City Football Club Specification sheets and detailed drawings prepared by Turvec
45	Servicing and Operational Management <i>"Prior to the first use of each phase of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of a servicing and operational management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include how servicing arrangements will be managed at the development including ensuring the access road remains unrestricted.</i> <i>The approved plan shall be implemented upon the first use of that phase of the development and thereafter retained and maintained."</i>	Full discharge – site wide basis	Entertainment District Delivery Process Plan prepared by Manchester City Football Club
48	Roller Shutter <i>"Prior to the first use of each phase of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of any external roller shutters to the ground floor of the development shall be submitted</i>	Partial discharge – section 1 only.	The Applicant confirms that there are no roller shutters within section 1.

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<p><i>for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>The approved details shall be implemented within 3 months of practical completion and thereafter retained and maintained in situ."</i></p>		
50	<p>PV Panels</p> <p><i>"On the practical completion of the development hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented within 3 months of the practical completion of the development and thereafter retained and maintained in situ."</i></p>	Full discharge – site wide basis	<p>Commercial Building:</p> <ul style="list-style-type: none"> - Detailed drawings (GAs, sections) and product specification sheets prepared by EG Solar. <p>Hotel Building:</p> <ul style="list-style-type: none"> - Detailed drawings (GAs, sections) and product specification sheets prepared by EG Solar.
53	<p>EV Charging</p> <p><i>"Prior to the first use of the development, an electric vehicle car parking strategy for the provision electric car charging car parking spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:</i></p> <ul style="list-style-type: none"> - Layout and location of electric vehicle charging points - Provision for 4 new 22kw EVC; in addition, a further 4 22kw EVC will replace existing 7kw chargers. The 7kw will be relocated to City Football Academy <p><i>The electric vehicle car parking strategy shall be implemented prior to the first use of the development and retained and maintained in situ for as long as the development remains in use."</i></p>	Full discharge – site wide basis	<p>EV Charging Statement prepared by Manchester City Football Club</p> <p>EV Charging Proposal prepared by Pod Point</p> <p>EV charging facility specification sheet prepared by Pod Point</p>
56	<p>Local Benefits Proposals (end use)</p> <p><i>"(a) Three months prior to the first occupation of each section of the development (Sections 1, 2 and 3), a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation of each section of the development.</i></p>	Partial discharge – part (a) – section 1 only	Local Benefits Proposal (operational phase) prepared by the Applicant

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<p><i>In this condition, a Local Benefit Proposal means a document which includes:</i></p> <p><i>i. the measures proposed to recruit local people including apprenticeships.</i></p> <p><i>ii. mechanisms for the implementation and delivery of the Local Benefit Proposal.</i></p> <p><i>iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.</i></p> <p><i>(b) Within 6 months of the practical completion of the development, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation."</i></p>		
57	<p>SuDS</p> <p><i>"Prior to the practical completion of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>For the avoidance of doubt the scheme shall include the following:</i></p> <ul style="list-style-type: none"> <i>- Verification report providing photographic evidence of construction; and</i> <i>- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</i> <p><i>The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.."</i></p>	Full discharge – site wide basis	<p>SuDS Installation Verification Letter (dated 15 December 2025) prepared by Buro Happold</p> <p>SuDS Maintenance and Management Report (Ref: 0053810-BHE-XX-XX-RP-C-0010) prepared by Buro Happold</p> <p>A suite of photographic evidence to provide evidence of construction</p>

Condition Wording		Partial or Full Discharge	Documents Submitted
58	<p>Coach and Bus Parking</p> <p><i>“Prior to the first use of the development hereby approved, details of a coach and bus parking/servicing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ for as long as the development remains in use.”</i></p>	Full discharge – site wide basis	Coach and Bus Parking Strategy prepared by Manchester City Football Club