

30 March 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 20, 25, 27, 35, 36, 39 and 48, 49 and 51 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 20, 25, 27, 35, 36, 39 and 48, 49 and 51 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. Through Application Ref: 143447/NMC/2025, phased occupation has been introduced in accordance with the phasing arrangement outlined below:

- Section 1: North Stand;

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- 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 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
20	Ground Contamination Verification	Partial discharge – site wide basis excluding landscaping
25a	Hard/Soft Landscaping	Full discharge – site wide basis
27	Bat and Bird Boxes	Full discharge – site wide basis
35	Detail of External Area	Full discharge – site wide basis
36	Opening Hours	Full discharge – site wide basis
39	Building and Site Lighting Scheme	Full discharge – site wide basis
48	Roller Shutters	Full discharge – site wide basis
49	Boundary Treatment	Full discharge – site wide basis
51	Signage	Full discharge – site wide basis

2 Summary

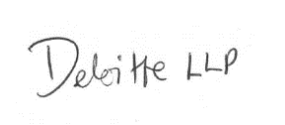
In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-14652457.

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 20, 25, 27, 35, 36, 39 and 48, 49 and 51 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. To the right of the signature is a vertical line.

For Deloitte LLP

Encl.

Appendix 1 – Summary of Conditions and Supporting Information

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	Condition Wording	Partial or Full Discharge	Documents Submitted
20	Ground Contamination Verification <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 and following completion of the remediation strategy approved as part of condition (18), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met”</i>	Partial discharge – site wide basis excluding landscaping	Design Statement/ Discovery Plan Verification Report, prepared by Stantec. This verification report is for the enabling works / buildings only, and a separate construction phase verification report for the landscaping area will be produced.
25a	Hard/Soft Landscaping <i>“NSE-POP-ZZ-00-DR-A-000600 C09 submitted to the City Council, as Local Planning Authority, on the 15 July 2025, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, street tree planting, tree species, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.”</i>	Full discharge – side wide basis	Package of drawings containing details of hard and soft landscaping by Populous including: • Drawings of tree planting; • Drawings of street tree planting; • Landscape materials schedule; • Tree species schedule; • and boundary treatments. The contractor has hard copy samples prepared which can be delivered to the LPA direct at an appropriate time. Please note there has been a change to the tree species on the access road from the 12 x <i>Carpinus Betulus</i> informally agreed, to 12 x <i>Sorbus ‘Dodong’</i>. This change is to ensure that the replacement species delivers the required ecological benefits in line with the wider campus.
27	Bat and Bird Boxes <i>“Prior to the practical completion of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The bat and bird boxes shall be installed prior to the first use</i>	Full discharge – site wide basis	Package of drawings showing elevations and locations of bat and bird boxes prepared by Populous. Specification Data Sheets

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<i>of the development and therefore be retained and remain in situ."</i>		
35	Details of External Area <i>"Prior to the first use of the commercial spaces within the development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>The Operating Schedule shall contain the following details:</i> <i>A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area</i> <i>Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people</i> <i>Details of the proposed furniture, including any barriers</i> <i>A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night</i> <i>days and hours of operation</i> <i>The approved plan shall be implemented upon first use of the commercial uses in that phase and thereafter retained.</i> <i>No amplified sound or any music shall be produced or played in any part of the site outside the building"</i>	Full discharge – site wide basis	A suite of information including: • Drawings of external areas and furniture layout, prepared by Populous • Landscape Management Plan prepared by Populous • Details of furniture and barriers • Details of measures to ensure accessibility • Hours of operation document prepared by MCFC (also submitted to discharge condition 36)
36	Opening Hours <i>"Prior to the first use of the commercial uses within the development, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.</i> <i>There shall be no amplified sound or any amplified music at any time within these spaces unless it can</i>	Full discharge – site wide basis	Schedule of opening hours prepared by MCFC

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>be shown as part of condition 37 that there would be no unacceptable impact on residential amenity."</i>		
39	Building and Site Lighting Scheme <i>"The development hereby approved shall include a temporary and permanent building and site lighting scheme including details of illumination of external areas, potential impact on the tram line during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of such a scheme for both the temporary and permanent installations shall be submitted for approval in writing by the City Council, as Local Planning Authority"</i>	Full discharge – site wide basis	A suite of information (including external lighting layout and lux levels, internal building lighting arrangements and controls and product specifications,) prepared by SES Engineers.
48	Roller Shutters <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 for approval in writing by the City Council, as Local Planning Authority.</i> <i>The approved details shall be implemented within 3 months of practical completion and thereafter retained and maintained in situ"</i>	Full discharge – site wide basis	Detailed drawings (elevations and drawings) showing roller shutters located on hotel façade, prepared by Populous. The Applicant confirms that roller shutters are only located within Section 2 – Hotel, and therefore we seek to discharge condition on site wide basis.
49	Boundary Treatment <i>Prior to the practical completion of the development, details of the siting, scale and appearance (including samples of materials) of the boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place within 1 month of the practical completion of the development.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans</i>	Full discharge – site wide basis	A suite of information (including GA drawing, drawing of screening panels, planting details and gate) prepared by Populous. - NSE-POP-ZZ-00-DR-L-000600_Landscape General Arrangement Plan - NSE-POP-ZZ-ZZ-DD-L-000676 - NSE-POP-ZZ-ZZ-DD-L-000682 - NSE-POP-ZZ-ZZ-DD-L-000696 The contractor has hard copy samples prepared which can be delivered to the LPA direct at an appropriate time.

Condition Wording		Partial or Full Discharge	Documents Submitted
51	Signage “Prior to the practical completion of the development hereby approved, final details of a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be used to inform future signage for the development.”	Full discharge – site wide basis	Wayfinding Strategy prepared by MCFC