

Our Ref: LTR/22-053/251223

Date: 23rd December 2025

Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Re: Application Via Planning Portal (reference PP-14585483)

Dear Sir, Madam

On behalf of the applicant, Manchester City Football Club Limited, this letter accompanies a conditions discharge application in relation to approved planning permission ref:

138987/FO/2024; *Erection of a two storey side extension to former bank to form training facility with associated earthworks, landscaping, boundary treatment, parking and access.*

We seek permission to formally discharge the following conditions:

- Condition 15 – Drainage Implementation and management Details
- Condition 16 – Hard/Soft Landscaping Details
- Condition 17 – Bird and Bat Boxes
- Condition 20a – Lighting Scheme
- Condition 23 – Travel Plan
- Condition 25a – Noise Levels of External Plant Equipment
- Condition 26 – Air Source Heat Pumps
- Condition 27 – PV Panels
- Condition 28 – Signage Strategy
- Condition 29 – Cycle Parking
- Condition 31 – Scheme of Highway Works
- Condition 32 – EV Charging
- Condition 34 – Bat Survey

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Directors:

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Architecture

| Interior Design

| Landscape Design

| Principal Designer

This application comprises the following documents:

- MCW-MaG-ZZ-XX-RP-C-002_DRAINAGE MAINTENANCE STRATEGY_02
- 407- 71L Landscape GA
- 407- 75L Detailed Planting Proposals
- C00311-E008-C03 - External Lighting Layout
- C00311-E017-C03 - External Power Layout
- PP-D-210225-1-pod-point-twin-datasheet
- 230565-ABE-ZZ-00-DR-M-1700 - EXTERNAL PLANT
- 230565-ABE-ZZ-01-DR-M-1501 - FIRST FLOOR - VENTILATION SERVICES
- 230565-ABE-ZZ-RF-DR-M-1102 - ROOF - HEATING & COOLING SERVICES
- 230565-ABE-ZZ-RF-DR-M-1711 - ROOF - COMBINED MECHANICAL SERVICES
- 230565-ABE-ZZ-ZZ-SC-M-1002 - AIR CONDITIONING SCHEMATIC
- TS-M-002 Air Source Heat Pump(s)
- TS-M-005 Air Handling Units
- TS-M-008 AC VRF system
- TS-M-015 Attenuators
- SCP_230859_Travel Plan_October 2025
- Man City Women's Facility , M11 2AP_project_680406_overall_250912
- man city roof 1
- man city roof 2
- MCWFC Building_v8-A.00
- Side Profile - Mounting System
- 14270 - 001_P3 S278 AGREEMENT SITE LOCATION PLAN
- 14270 - 002_P4 S278 AGREEMENT GENERAL ARRANGEMENT
- 14270 - 003_P4 S278 AGREEMENT LINES AND SIGNS PLAN
- SA-SA-2 - Certificate Of Substantial Completion - 210869H
- 3010 NW, NE, SW & W Facing GA Elevations
- 6126 Main Entrance External Sign
- Man-City-Women-Flex-Face-Sign-PROOF 18-12-25
- Sheffield Cycle Stand Mild Steel Datasheet
- UNV-WAR-2050-STD-1.00 A
- Former Bank Building, Etihad Campus, Manchester- Further Bat Survey

The required planning application fee of £383.00 inc. VAT has also been paid via the Planning Portal.

We trust that the enclosed information is sufficient to enable you to validate the application and I look forward to receiving confirmation at your earliest convenience. Please contact me should you require any further information.

Yours Faithfully

Andrew Callicott
Senior Architectural Designer

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Condition 15 – Drainage Implementation and management Details

Prior to the first use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Verification reporting providing photographic evidence of construction;
 - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- The management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained.

In support of condition 15

- MCW-MaG-ZZ-XX-RP-C-002_DRAINAGE MAINTENANCE STRATEGY_02
- Contained therein, appendices C and D provide the verification report and supporting CCTV evidence

Condition 16 – Hard/Soft Landscaping Details

(a) Prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, 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.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

In support of condition 16a

- 407- 71L Landscape GA
- 407- 75L Detailed Planting Proposals

We note that condition 16b is a surveillance/maintenance requirement ongoing for 5 years after first planting date

Condition 17 – Bird and Bat Boxes

Prior to the first use 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 of the development and therefore be retained and remain in situ.

In support of condition 17

- 407- 71L Landscape GA – Bird and bat boxes are indicated on the tow path side of the existing building. Specification and setting-out heights are given in the drawing key

Condition 20a – Lighting Scheme

a) Prior to the first use of the development hereby approved, a building and site lighting scheme including details of illumination shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to first use of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved as part of part (a) of this condition. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

In support of condition 20a the following technical document is submitted:

- C00311-E008-C03 - External Lighting Layout

Condition 16b discharge to be submitted at a later date on completion of works

Condition 23 – Travel Plan

Prior to the first use of the development hereby approved, a Travel Plan Framework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those visiting and working at the development;
- ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services; and
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

In support of condition 23 the following document is submitted:

- SCP_230859_Travel Plan_October 2025

Condition 25a – Noise Levels of External Plant Equipment

a) Prior to the first use of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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 (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning

Authority. Any measures shall thereafter retained and maintained in situ.

In support of condition 25a the following technical documents are submitted:

- 230565-ABE-ZZ-00-DR-M-1700 - EXTERNAL PLANT
- 230565-ABE-ZZ-01-DR-M-1501 - FIRST FLOOR - VENTILATION SERVICES
- 230565-ABE-ZZ-RF-DR-M-1102 - ROOF - HEATING & COOLING SERVICES
- 230565-ABE-ZZ-RF-DR-M-1711 - ROOF - COMBINED MECHANICAL SERVICES
- 230565-ABE-ZZ-ZZ-SC-M-1002 - AIR CONDITIONING SCHEMATIC
- TS-M-002 Air Source Heat Pump(s)
- TS-M-005 Air Handling Units
- TS-M-008 AC VRF system
- TS-M-015 Attenuators

A verification report in support of condition 25b will be provided later, on completion of the mechanical installation.

Condition 26 – Air Source Heat Pumps

Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps (including appropriate acoustic details in line with condition 25 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

In support of condition 26 the following technical documents are submitted:

- 230565-ABE-ZZ-00-DR-M-1700 - EXTERNAL PLANT
- TS-M-002 Air Source Heat Pump(s)

Condition 27 – PV Panels

Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the photovoltaic solar panels shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

In support of condition 27 the following technical documents are submitted:

- Man City Women's Facility , M11 2AP_project_680406_overall_250912
- man city roof 1
- man city roof 2
- MCWFC Building_v8-A.00
- Side Profile - Mounting System

Condition 28 Signage Strategy

Prior to the first use of the development, a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

A single illuminated sign is proposed for the new building to be located adjacent to the main entrance.

In support of condition 28 the following documents are submitted:

- 3010 NW, NE, SW & W Facing GA Elevations
- 6126 Main Entrance External Sign
- Man-City-Women-Flex-Face-Sign-PROOF 18-12-25

Condition 29 – Cycle Parking

a) Prior to the first use of the development, details of cycle provision has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented, made available upon first use and retained and maintained in situ for as long as the development remains in use.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

In support of condition 29 the following detail documents are submitted:

- Sheffield Cycle Stand Mild Steel Datasheet
- UNV-WAR-2050-STD-1.00 A
- 407- 71L Landscape GA – Showing location of cycle shelter

Condition 31 – Scheme of Highway Works

Prior to the first use of the development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Reinstatement of redundant access points to paving including tactile paving as appropriate.
- The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

In support of condition 31 the following technical documents are submitted:

- 14270 - 001_P3 S278 AGREEMENT SITE LOCATION PLAN
- 14270 - 002_P4 S278 AGREEMENT GENERAL ARRANGEMENT
- 14270 - 003_P4 S278 AGREEMENT LINES AND SIGNS PLAN
- SA-SA-2 - Certificate Of Substantial Completion - 210869H

Condition 32 – EV Charging

(a) Prior to the first use of the development, details of location and specification of the EV charging provision as outlined in the Energy Statement (ref. 230565-SVM-ZZ-ZZ-RP-Z-3100 P02) received by the City Council, as Local Planning Authority, on the 19 March 2024 shall be submitted for approval. This shall include provision for two car parking spaces to be fitted with EV charging ports together with infrastructure to a further 22 car parking spaces.

(b) The number of EV charging space spaces shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of the first use of the development). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional EV spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

In support of condition 32 the following technical documents are submitted:

- C00311-E017-C03 - External Power Layout
- PP-D-210225-1-pod-point-twin-datasheet

Condition 34 – Bat Survey

Prior to the removal of the concrete fascia panels on the north-western elevation, a dusk bat emergence survey shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The report should detail any mitigation required and a timescale for its implementation.

The mitigation measures shall be implemented in accordance with the timescales.

In support of condition 34 the following documents are submitted:

- Former Bank Building, Etihad Campus, Manchester- Further Bat Survey