

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

John Sisk and Sons Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M37FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 13 (Local Labour Construction), 16 (Ground Conditions Verification), 26 (Landscape Management), 30a (Plant), 43 (Cycle), 45 (Servicing), 48 (Roller Shutters), 50 (PV panels), 53 (EV charging), 56 (Local Labour End Use), 57 (Suds Verification), and 58 (Coach and Bus Parking) attached to Planning Permission 136763/FO/2023.

Location: Etihad Stadium (North Stand), Etihad Campus, Manchester, M11 3FF

Date of application: 5 February 2026

Application number: CDN/26/0117

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 13 Local Labour Construction

The following information has been submitted in respect of this planning condition:

- Local Benefits Proposal (construction phase - verification) prepared by the Applicant received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable.

Condition 13 is now formally discharged.

Condition 16 Coal

The following information has been submitted in respect of this planning condition:

- Supporting information above were submitted and approved under Ref: CDN/25/0360 for the North Stand Site Improvement Works Permission (Ref: 135764/FO/2022).
- 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

- 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),

received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable.

Condition 16 is now formally discharged.

Condition 26 Landscape Management

The following information has been submitted in respect of this planning condition:

- Landscape Management Plan (ref: NSE-POP-ZZ-ZZ-TR-L 008110) prepared by Populous received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 26 is now formally discharged on this basis.

Condition 30a Plant

The following information has been submitted in respect of this planning condition:

- Sandy Brown Report prepared by the Applicant received by the City Council, as Local Planning Authority, on the 14 April 2026

The above information has been considered and is acceptable. The plant shall be installed in accordance with the above information.

Condition 30a is now formally discharged on this basis.

In order to discharge this condition in full, part (b) needs to be complied with.

Condition 43 Cycle

The following information has been submitted in respect of this planning condition:

- Cycle parking locations supporting document prepared by Manchester City Football Club
- Specification sheets and detailed drawings prepared by Turvec

Received by the City Council, as Local Planning Authority, on 5 February 2026

The above information has been considered and is acceptable. The cycle provision shall be carried out in accordance with the above information.

Condition 43 is now formally discharged on this basis.

Condition 45 Servicing

The following information has been submitted in respect of this planning condition:

- Entertainment District Delivery Process Plan prepared by Manchester City Football Club received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with this information.

Condition 45 is now formally discharged on this basis.

Condition 48 Roller Shutters

No roller shutters proposed as confined in the covering letter dated 5 February 2026.

Condition 50 PV

The following information has been submitted in respect of this planning condition:

- Commercial Building: - Detailed drawings (GAs, sections) and product specification sheets prepared by EG Solar.
- Hotel Building: - Detailed drawings (GAs, sections) and product specification sheets prepared by EG Solar.

received by the City Council, as Local Planning Authority, on the 5 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 50 is now formally discharged on this basis.

Condition 53 EV

The following information has been submitted in respect of this planning condition:

- EV Charging Statement prepared by Manchester City Football Club
- EV Charging Proposal prepared by Pod Point
- EV charging facility specification sheet prepared by Pod Point

received by the City Council, as Local Planning Authority, on the 5 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 53 is now formally discharged on this basis.

Condition 56 Local Labour end

The following information has been submitted in respect of this planning condition:

- Local Benefits Proposal (operational phase) prepared by the Applicant received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable.

Condition 56 is now formally discharged.

Condition 57 Suds

The following information has been submitted in respect of this planning condition:

- SuDS Installation Verification Letter (dated 15 December 2025) prepared by Buro Happold
- SuDS Maintenance and Management Report (Ref: 0053810-BHE-XX-XX-RP-C-0010) prepared by Buro Happold

- A suite of photographic evidence to provide evidence of construction

received by the City Council, as Local Planning Authority, on the 5 February 2026

- Information received by the 25 February 2026

- Information received on the 1 April 2026

The above information has been considered and is acceptable.

Condition 57 is now formally discharged.

Condition 58 Coach Parking

The following information has been submitted in respect of this planning condition:

-Coach and Bus Parking Strategy prepared by Manchester City Football Club received by the City Council, as Local Planning Authority, 5 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 58 is now formally discharged on this basis.

Date: 8 May 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.