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6 May 2026

Planning Department
Manchester City Council
PO Box 532
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Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

North Stand, Etihad Stadium
Application for Minor-Material Amendments to Planning Permission 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024, 140766/NMC/2024 and 143447/NMC/2025) to allow amplified sound in City Square

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) in order to make a Minor-Material Amendments ("MMA") to Planning Permission Ref.136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024140766/NMC/2024 and 143447/NMC/2025) to allow amplified sound in City Square.

The Applicant is Manchester City Football Club Limited ("the Applicant").

Background

Planning Permission for the expansion of the North Stand at the Etihad Stadium was granted on 27 July 2023 under Planning Permission Ref.136763/FO/2023 (as amended) (the "Consented Scheme").

Amplified sound is currently restricted in all external areas of the Consented Scheme through Condition 35. This includes City Square – the new covered outdoor entertainment area and fan zone – capable of accommodating up to 3,000 fans on a matchday, and open to the general public on non-match days, providing a diverse range of leisure and entertainment options that will bring everyday life and activity to the Etihad Campus. The

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club shop and a range of F&B concessions surround the perimeter, and screens / a live entertainment stage will enliven the space.

It has always been proposed that City Square would include amplified sound. On match days, this space enables fans the opportunity to arrive early or stay after the match, creating a lively atmosphere that will transcend into the Stadium. On non-match days, MCFC wishes to use City Square for screening away matches, fitness classes, film screenings, screening sports events such as Wimbledon and live music events. To create the atmosphere and support the proposed uses of this new space within the Campus, the Applicant needs to be able to use amplified sound, and as a result, the restriction within Condition 35 needs to be relaxed for City Square.

Condition 36 (Opening Hours) also includes restrictions on amplified sound within commercial spaces and so for completeness, this condition also needs to be relaxed for City Square.

This has been discussed with the EHO, in October 2025, in advance of this application, who was happy to accept the relaxation providing that there was some mechanism in place to control amplified sound within City Square.

To address this comment, the Applicant proposes a new condition is added onto the North Stand Planning Permission which require details of the control mechanisms for external amplified sound at City Square to shall be submitted for approval in writing by the LPA (reflecting the approach used for amplified sound at Canalside at CoopLive).

Proposed Minor-Material Amendments

In order to facilitate the changes summarised above, we propose to amend the wording of Conditions 35 and 36 to permit amplified sound within City Square. We also propose a new additional Condition 59 for City Square which will control the permitted amplified sound.

The proposed revised wording for Conditions 35 and 36, alongside the new Condition for City Square, is below, with the additional text noted in green.

Condition 35 – Details of External Area

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. The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area.

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b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people.

c. Details of the proposed furniture, including any barriers.

d. 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.

e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in that phase and thereafter retained.

The use of amplified sound within City Square (Section 4 within drawing ref: ZZ-ZZ-DR-J-000083-P01 submitted and stamped as received by Manchester City Council as Local Planning Authority under Application Ref: 143447/NMC/2025 on 18 July 2025) is permitted in accordance with Sandy Brown Noise Impact Assessment (City Square) Ref: 023771-R09-E submitted and stamped as received by Manchester City Council as Local Planning Authority on [MCC to insert date], subject to acoustic verification testing under Condition 59 of this Planning Permission.

No amplified sound or any music shall be produced or played in any other part of the site outside the building.

Condition 36 – Opening Hours

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.

The use of amplified sound within City Square (Section 4 within drawing ref: ZZ-ZZ-DR-J-000083-P01 submitted and stamped as received by Manchester City Council as Local Planning Authority under Application Ref: 143447/NMC/2025 on 18 July 2025) is permitted in accordance with Sandy Brown Noise Impact Assessment (City Square) Ref: 023771-R09-E submitted and stamped as received by Manchester City Council as Local Planning Authority on [MCC to insert date], subject to acoustics verification testing under Condition 59 of this Planning Permission.

There shall be no amplified sound or any amplified music at any time within any other commercial spaces unless it can be shown as part of condition 37 that there would be no unacceptable impact on residential amenity.

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59 – City Square Acoustics *(*New Condition*)*

Notwithstanding the Sandy Brown Noise Impact Assessment (City Square) Ref: 023771-R09-E submitted and stamped as received by Manchester City Council as Local Planning Authority on [MCC to insert date], prior to the first use of amplified sound within City Square (Section 4 within drawing ref: ZZ-ZZ-DR-J-000083-P01 submitted and stamped as received by Manchester City Council as Local Planning Authority under Application Ref: 143447/NMC/2025 on 18 July 2025), a verification report including a scheme detailing the control of external amplified sound at City Square shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For avoidance of doubt, the verification report shall include:

- Post completion testing to confirm the noise criteria has been met.
- Details of the control of external amplified sound at City Square including how noise limiters will be commissioned to suit different events type within City Square.

The approved scheme shall be implemented in full before the first use of amplified sound in City Square and shall be retained and maintained thereafter.

Planning Policy and Guidance

Full consideration of the Consented Scheme against the planning policy framework is considered within the Planning Statement prepared by Deloitte, approved by Planning Permission (Ref: 136763/FO/2023).

The Proposed Amendments under this Application do not affect the previous assessment of the proposals approved under Planning Permission (Ref: 136763/FO/2023). The approved building footprints and parameters remain unchanged.

For completeness, the Local Development Plan comprises:

- Places for Everyone Plan (2024).
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024).
- Saved Policies of the 2006 Manchester Unitary Development Plan.

The relevant Local Development Plan has changed in part since the granting of the COU Permission with the addition of the Places for Everyone Plan (2024) and the Addendum to the Manchester Core Strategy (2024).

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2024 (with minor updates introduced in February 2025).

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The Proposed Amendments have been reviewed in the context of the updates to relevant planning policy and material considerations and it is concluded that there have been no changes which would affect the consideration of this Application.

Summary

The Proposed Amendments in this MMA Application are minor material in nature. The approach to this MMA Application has been agreed in-principle with the Local Planning Authority and in advance of this application submission via email correspondences dated 16 April 2026 and 22 April 2026.

This application comprises this Covering Letter and the following documentation:

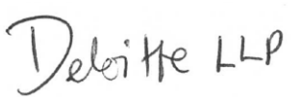
- Application Form and Notices prepared by Deloitte.
- Noise Impact Assessment (City Square) Ref: 023771-R09-E prepared by Sandy Brown Acoustics.

The Application has been submitted via the Planning Portal under Reference: PP-14876329. The application fee of £2,076, in addition to the prerequisite Planning Portal service charge, has been paid online.

We trust that the above information is suitable to enable approval of this application.

We would be grateful for written confirmation of the receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Eve Grant (evgrant@deloitte.co.uk / +44 161 455 6483) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



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