

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 20 (Ground Conditions Verification), 25 (Landscaping), 27 (Bird and Bat Boxes), 35 (External Areas), 36 (Opening Hours), 39 (Lighting), 48 (Roller Shutters), 49 (Boundary Treatment) and 51 (Signage) of Planning Permission 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024, 140776/NMC/2024, and 143447/NMC/2025).

Location:

Etihad Stadium (North Stand) Etihad Campus Manchester M11 3FF

Application reference:

CDN/26/0312

Applicant:

John Sisk and Sons Ltd

Date of application:

01 April 2026

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 20 Ground Conditions

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

- Design Statement/ Discovery Plan Verification Report, prepared by Stantec received by the City Council, as Local Planning Authority on the 31 March 2026

The above information has been considered and is acceptable for Section 1 (North Stand), Section 2 (Hotel), Section 3 (Commercial), and Section 4 (City Square) only. The imported soil verification for the landscaped areas is outstanding. This will need to be submitted in order to discharge this condition in full.

Condition 25 Landscaping

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

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.

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 25 is now formally discharged.

Condition 27 Bird and Bat Boxes

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

Package of drawings showing elevations and locations of bat and bird boxes prepared by Populous. Specification Data Sheets Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 27 is now formally discharged.

Condition 35 External Areas

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

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)

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 35 is now formally discharged.

Condition 36 Opening Hours

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

Schedule of opening hours prepared by MCFC

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 36 is now formally discharged.

Condition 39 Lighting

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

A suite of information (including external lighting layout and lux levels, internal building lighting arrangements and controls and product specifications,) prepared by SES Engineers received by the City Council, as Local Planning Authority, on the 31 March 2026

Information received by the City Council, as Local Planning Authority, on the 22 June 2026 including:

- BREEAM Document – explains light spill to Metrolink and photocell and timeclock control for pre and post curfew.
- Overall external lighting GA
- Overall light spill calculations
- Technical Submission document for all external lighting products
- Individual area calculations for illuminance

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

Condition 39 is now formally discharged.

Condition 48 Roller Shutters

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

Detailed drawings (elevations and drawings) showing roller shutters located on hotel façade, prepared by Populous.

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 48 is now formally discharged.

Condition 49 Boundary Treatment

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

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

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

Condition 49 is now formally discharged.

Condition 51 Signage Strategy

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

Wayfinding strategy

Received by the City Council, as Local Planning Authority, on the 31 March 2026

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

N.B. approval does not negated the need for advertisement condition. This document approves the principle of locations only not the approach to the signage and its appearance.

Condition 51 is now formally discharged.

Date: 13 July 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-decision. 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.