Deloitte LLP
100 Embankment, Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
www.deloitte.co.uk

Direct phone: [redacted]

27 July 2026

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

FAO Sam Elliott

Dear Sam,

Collar Site, Etihad Campus, East Manchester – Application for Non-Material Amendments to Planning Permission 145358/FO/2026

Please find enclosed an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission Ref. 145358/FO/2026. This application seeks to amend time triggers of Planning Conditions and to include an additional Planning Condition to specify the scope of early enabling works ("the Application").

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

Background

On 12 June 2026, Planning Permission Ref: 145358/FO/2026 was granted for a three-storey entertainment venue (*Sui Generis*) with a capacity of approx. 600, including associated infrastructure, access and servicing, management and public realm improvements, at the Etihad Campus, East Manchester.

The approved Description of Development for the consented scheme is as follows:

"Erection of a three-storey entertainment venue (Sui Generis), with associated infrastructure, access, servicing, management, and public realm improvement."

Proposed Non-Material Amendments

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2026 Deloitte LLP. All rights reserved.

The overarching objective of the Proposed Amendments is to allow the enabling works to commence on site in mid-August 2026 to meet the construction programme. This initial package will include site establishment, service investigations, site clearance, grouting, remediation and earthworks to form the development levels.

Following the enabling works package (which is envisaged to run from mid-August to end of August 2026), the main works are targeted to commence in September 2026 with the above ground aspects of those works from October/November 2026.

The Proposed Amendments therefore seek to revise the wording of relevant conditions so that the timing of condition discharge aligns with the anticipated programme and the different stages of works. This includes conditions to be discharged prior to commencement, prior to commencement save for enabling works, and prior to above ground works. In addition, this Application proposes to add a new condition to Planning Permission Ref. 145358/FO/2026, to define the scope of the enabling works and construction works packages.

This Application also seeks to remove redundant wordings i.e. Condition 26 which has been agreed with Environmental Health Officers prior to submission of this Application.

Update to Condition Wording

The corresponding amendments to Conditions 7b, 7c, 15a, 17, 26a, 38 and 39a, together with the proposed new Condition 45 defining the enabling and construction works packages, are set out in Appendix A.

Pre-Application Consultation

The Proposed Amendments were discussed with the Case Officer at Manchester City Council in advance of submission, where it was also agreed via email correspondence dated 19 June 2026 that the amendments could be progressed via an NMA application under Section 96(a) of the Town and Country Planning Act 1990.

The condition wordings as proposed under this Application has also been agreed in principle with the case officer via email correspondence from May 2026 to July 2026.

Summary

The Proposed Amendments in this Application will not materially change the consented scheme. The approach to this Application has been agreed in-principle with the Local Planning Authority and in advance of submission.

Application Submission

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;

Deloitte.

The Application has been submitted via the Planning Portal under Reference: PP-15025008. The application fee of £309, in addition to the prerequisite Planning Portal service charge, has been paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact [redacted]) or [redacted]).

Yours sincerely

[redacted]

For Deloitte LLP

Encl.
Appendix A – Approved and Proposed Condition Wordings

Deloitte.

Appendix A – Approved and Proposed Condition Wordings

Table 1 Approved and Revised Condition Wordings

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
7b	*Any addition mitigation agreed by part (a) of this planning condition shall be implemented prior to the commencement of any development at the site to ensure the land is made safe and stable for the development proposed.*	*Any addition mitigation agreed by part (a) of this planning condition shall be implemented* ***~~prior to the commencement of any development at the site~~*** ***as part of the Enabling Phase pursuant to condition 45 attached to this Planning Permission*** *to ensure the land is made safe and stable for the development proposed.*
7c	*Prior to the commencement of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*	*Prior to the commencement of the development,* ***save for enabling phase pursuant to condition 45 attached to this Planning Permission,*** *a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*
15a	*Notwithstanding the details of Condition 2 above, prior to commencement of the development hereby approved, the public realm and landscaping works (hard and soft) shall be submitted for approval by the City Council as Local Planning Authority.* *The details shall include:*	*Notwithstanding the details of Condition 2 above,* ***prior to commencement of above ground works,*** *the public realm and landscaping works (hard and soft) shall be submitted for approval by the City Council as Local Planning Authority.* *The details shall include:* 1. *Details of the proposed hard landscape materials;*

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	1. *Details of the proposed hard landscape materials;* 2. *Details of the materials, including natural stone or other high-quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;* 3. *Details of the proposed soft landscaping, including species, size and planting specification.* 4. *Details of the proposed street furniture including concrete planters, bollards, lighting columns, concrete blocks, timber posts and rail fences, including product specifications where relevant;* 5. *Details of any external steps and handrails;* *A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.* *The development shall then proceed in accordance with the approved details.*	2. *Details of the materials, including natural stone or other high-quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;* 3. *Details of the proposed soft landscaping, including species, size and planting specification.* 4. *Details of the proposed street furniture including concrete planters, bollards, lighting columns, concrete blocks, timber posts and rail fences, including product specifications where relevant;* 5. *Details of any external steps and handrails;* *A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.* *The development shall then proceed in accordance with the approved details.*
17	*Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on*	*(a) Prior to the commencement of the enabling phase specified under Condition 45 of this Planning Permission, an Enabling*

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: • *Details of the filter drain* • *Construction details of flow control and SuDS components.* *The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.*	*Works/Construction Management Plan for the enabling phase specified under Condition 45 of this Planning Permission shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide details of surface water drainage management during this phase.* *(b) Prior to the commencement of the development, save for enabling phase specified under Condition 45 of this Planning Permission, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:* - *Details of the filter drain* - *Construction details of flow control and SuDS components.* *The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.*
26a	*Notwithstanding the details of condition 2 above, prior to the installation of any plant, servicing equipment or associated louvres, either a scheme that demonstrates that the external plant, servicing equipment or associated louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90)*	*Notwithstanding the details of condition 2 above, prior to the installation of any plant, servicing equipment or associated louvres, either a scheme that demonstrates that the external plant, servicing equipment or associated louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the*

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the external plant, servicing equipment or associated louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.	*nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the external plant, servicing equipment or associated louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level* ~~***in each octave band***~~ *at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.*
38	*Prior to any above ground works, a scheme for the implementation of vehicular detection loops to Gibbon Street shall be submitted in writing to the City Council as Local Planning Authority.* *The approved scheme shall be implemented prior to the first use of the venue and remain in place and retained thereafter.*	***Prior to the first occupation of the development hereby approved****, a scheme for the implementation of vehicular detection loops to Gibbon Street shall be submitted in writing to the City Council as Local Planning Authority.* *The approved scheme shall be implemented prior to the first use of the venue and remain in place and retained thereafter."*
39a	*Prior to any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval to the City Council, as Local Planning Authority. This shall include the following:* • *resurfacing works along Gibbon Street* • *Footway improvement and reinstatement works around the perimeter of the application site, including material samples.*	***Prior to the first occupation of the development*** *hereby approved, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval to the City Council, as Local Planning Authority. This shall include the following:* • *resurfacing works along Gibbon Street* • *Footway improvement and reinstatement works around the perimeter of the application site, including material samples.*

CDN No.	Approved Condition Wording	Proposed Revised Condition Wording
	• *Details of materials to be used in the closure of the vehicular access and reconfiguration into pedestrian access and public realm.*	• *Details of materials to be used in the closure of the vehicular access and reconfiguration into pedestrian access and public realm.*
45	*N/A – New Condition*	*In this permission, the following definitions are applicable:* • *Enabling Phase: to include site establishment – hoarding, accommodation, welfare, services investigations, protection, disconnections etc, any site clearance required, coal seam grouting, remediation, sitewide excavation to reduced levels, and stone up to construction / pile mat level,* • *Construction Phase: to include construction of the entertainment building including associated hard and soft landscaping, public realm and other associated works of the development.*