MANCHESTER CITY COUNCIL

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 8 (Corralling System), 37a (Acoustic Insulation), 38 (Fumes), and 44 (Highway Works) attached to 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 Campus (North Stand) Etihad Campus Manchester M11 3FF

Application reference:

OTH-2026-000870

Applicant:

John Sisk and Sons Ltd

Date of application:

09 July 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 8 Corralling System

A third party agreement has been reached between the applicant and TfGM. TfGM have confirmed to the Local Planning Authority that they are content for this condition to be discharged based on this agreement.

Condition 37a Acoustic Insulation

The following information has been received in respect of this condition request:

- Entertainment noise breakout assessment – Planning Condition 37 prepared by Sandy Brown Acoustics received by the City Council, as Local Planning Authority, on the 9 July 2026

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

Condition 37a is now formally discharged.

Condition 38 Fumes

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

- Odour Extraction Summary Report prepared by Merebrook Consulting received by the City Council, as Local Planning Authority, on the 9 July 2026

The above information has been considered and is acceptable for the following areas:

North Stand (Section 1) - Level 0 Support Kitchen x2 (West and East) - Level 1 City Kitchen x2 (West and East) - Level 2 City Kitchen x2 (West and East) Hotel (Section 2) - Level 1 Hotel Kitchen The following commercial kitchen area will be submitted at later stage under separate condition discharge application: North Stand (Section 1) - Level 5 Sky Bar Support Kitchen

The fume extraction in the above areas shall be carried out in accordance with the above information. Condition 38 is now formally discharged for those areas only.

Condition 44 Highway Works

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

- Drawing (Ref: NSE-POP-ZZ-00-DR-L-000600 Rev C16) prepared by Populous Photographic evidence prepared by the Applicant: - North Stand Highways Works with Existing Kerb - North Stand Highways Works – Alan Turing Way Junction

The above information was received by the City Council, as Local Planning Authority, on the 9 July 2026

The information has been considered and is acceptable

Condition 38 is now formally discharged.

Date: 12 August 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.