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07 August 2026

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

FAO Jennifer Atkinson

Dear Jennifer,

North Stand, Etihad Stadium – Application for Discharge of Condition 37b and 38 of Planning Permission Ref: 136763/FO/2023 (as amended by 138417/NMC/2023, 139992/NMC/2024, 140444/NMC/2024, 140776/NMC/2024, and 143447/NMC/2025)

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 136763/FO/2023 (as amended) for the North Stand at the Etihad Stadium, Etihad Campus. The application is submitted by John Sisk and Son Limited ('the Applicant').

This application is submitted to discharge Condition 37b (Acoustic Insulation) and 38 (fumes odour extraction) attached to Planning Permission 136763/FO/2023 (as amended) which approved the following development:

"Alterations to the Etihad Stadium North Stand and adjoining land to provide an overall increase in Stadium capacity, hospitality, and concourse facilities available for use both during and outside of event days, an ancillary TV Studio (Sui Generis), a Roof-Walk Attraction (Use Class F1(c)) together with the erection of a 9 storey, 391 bed hotel (Use Class C1) with a further 10 suites provided within the North Stand of the Etihad Stadium for hotel or hospitality space (Use Class C1 / Sui Generis); restaurant at Level 1 (Use Class C1 / Class E), erection of an 8-storey commercial building comprising flexible retail, commercial and workspace uses (Class E), Museum and/or Leisure Attraction uses (Class F1(c)) and a new covered City Square fan zone and flexible event space with ground floor commercial, leisure, food and drink use (Use Class E and/ or drinking establishment (Sui Generis)) within each of the interrelated buildings adjoining the proposed square with associated landscaping and public realm works, servicing and access arrangements, and other associated works."

The Planning Permission has been subject to a number of non-material amendments. Notably under Application Ref: 143447/NMC/2025, phased occupation has been introduced in accordance with the phasing arrangement outlined below:

- Section 1: North Stand;

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- Section 2: Hotel building;
- Section 3: Commercial office building;
- Section 4: City Square; and,
- Section 5: Public realm.

1 Condition Discharge

This section sets out the relevant condition attached to Planning Permission 136763/FO/2023 (as amended) that this Application seeks to discharge.

Full condition wordings and information submitted is set out within Appendix 1 of this Letter.

Table 1 Condition Discharge Approach

#	Topic	Full / Partial Discharge
37b	Acoustic Insulation Verification	Partial discharge – Hotel Building (Section 2) only
38	Fumes, Odour Extraction	Full discharge

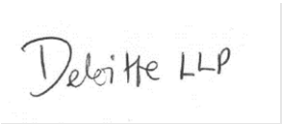
2 Summary

In addition to the documents listed in Appendix 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-15139442.

A fee has been paid to Manchester City Council for £309 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 37b and 38 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



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Encl.
Appendix 1 – Summary of Condition and Supporting Information

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Appendix 1 – Summary of Conditions and Supporting Information

Condition Wording		Full / Partial Discharge	Documents Submitted
37b	**Acoustic Insulation** *Prior to the first use of those spaces within a relevant phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.* *Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.*	Partial discharge – Hotel Building (Section 2) only	Planning condition 37b discharge report (dated August 2026) prepared by Sandy Brown
38	**Fumes Odour Extraction** *Prior to the first use of each section of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025 the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of that section and thereafter retained and maintained in situ.*	Full discharge	Odour Extraction Summary Report prepared by Merebrook Consulting ***NB** This is applicable to the following commercial kitchen areas: <u>North Stand (Section 1)</u> - Level 1 Player Lounge x2 (Cross bar Kitchens 1 and 2) - Level 5 Zadies (Sky bar) <u>Hotel (Section 2)</u> - Level 0 F&B Units 1&2, and 3