MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning permission 145358/FO/2026 to amend trigger points of conditions 7b and 7c (Ground Conditions), 15a (Public Realm and Landscaping), 17 (Surface Water Drainage), 26a (Plant Noise), 38 (Gibbon Street Detection Loops) and 39a (Highway Works), and attachment of new condition to allow for a phased development.

Location:

Land Bounded By Metrolink Line To The North, Alan Turing Way To The East, Gibbon Street To The South, And Loverose Street To The West Manchester

Application reference:

OTH-2026-001192

Applicant:

Manchester City Football Club

Date of application:

30 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate to changes resulting from the applicant's intention to introduce a phased approach and allow for an enabling works phase.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area, have any unacceptable transport, land contamination or flooding impacts or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 145358/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145358/FO/2026 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

7) a) Prior to the commencement of the development, (a) a scheme of intrusive site investigations shall be carried out on site (as detailed within Section 4 of the Coal Mining Risk Assessment Report (4490-02A, March 2026) produced by IGE Consulting Ltd) to establish any residual risk posed to the development by past coal

mining activity and submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of any further remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary.

b) Any addition mitigation agreed by part (a) of this planning condition shall be implemented 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.

c) 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.

Reason - To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. In the interest of establishing previous coal mining activity pursuant to policy DM1 of the Manchester Core Strategy (2012) and paragraphs 187, 196 & 197 of the National Planning Policy Framework.

15) a) Notwithstanding the details of Condition 2 above, prior to commencement of any 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:

I. Details of the proposed hard landscape materials;

II. 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;

III. Details of the proposed soft landscaping, including species, size and planting specification.

IV. Details of the proposed street furniture including concrete planters, bollards, lighting columns, concrete blocks, timber posts and rail fences, including product specifications where relevant;

V. 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.

VI. 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.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

c) The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

17) a) Prior to the commencement of the enabling phase specified under Condition 45 of this Planning Permission, an Enabling 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.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Places for Everyone Policy JP S4, and policies EN08 and EN14 of the Manchester Core Strategy 2012.

26) a) 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 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 at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.

b) Prior to the first use of any plant, servicing equipment or associated louvres a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council, as Local Planning Authority to validate that the plant, servicing equipment or associated louvres achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council, as Local Planning Authority, before operation of the plant, servicing equipment or associated louvres can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; as well as policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

38) 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.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

39) a) 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.

• Details of materials to be used in the closure of the vehicular access and reconfiguration into pedestrian access and public realm.

b) Prior to the first occupation of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

45) 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.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 18 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA