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[redacted]

31 July 2026

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

FAO Sam Elliott

Dear Sam,

Collar Site, Etihad Campus, East Manchester – Application for Discharge of Conditions 4, 6a, 7a, 8a, 9, 11a, 13 and 17 of Planning Permission Ref: 145358/FO/2026

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 145358/FO/2026 for the Collar Site at the Etihad Stadium, Etihad Campus. The application is submitted by Manchester City Football Club ('the Applicant').

This application is submitted to discharge Conditions 4, 6a, 7a, 8a, 9, 11a, 13 and 17 attached to Planning Permission 145358/FO/2026 which approved the following development:

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

1 Conditions Discharge

This section sets out the relevant conditions attached to Planning Permission 145358/FO/2026 that this Application applies for discharge.

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

The supporting information outlined in Table 1 below was submitted informally to Manchester City Council and relevant statutory consultees for review during the determination period of 145358/FO/2026. Following comments received, the supporting information has been updated to address the comments prior to submission of this condition discharge application.

Table 1 Condition Discharge Approach

Condition		Partial or Full Discharge
4	**Construction Management Plan**	Full discharge.

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Condition		Partial or Full Discharge
6a	**Local Labour Agreement (End Use)**	Partial discharge – part (a) only.
7a	**Coal Mining Risk Assessment**	Partial discharge – part (a) only.
8a	**Archaeology**	Partial discharge – part (a) only.
9	**Metrolink Construction Management Plan**	Full discharge.
11a	**Site Investigation**	Partial discharge – part (a) only.
13	**Tree Planting**	Full discharge.
17	**Surface Water Drainage**	Full discharge.

2 Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-15015673.

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 4, 6a, 7a, 8a, 9, 11a, 13 and 17 as outlined above. [redacted]

[redacted]

For Deloitte LLP

Encl.
Appendix 1 – Summary of Conditions and Supporting Information

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Appendix 1 – Summary of Conditions and Supporting Information

Condition Requirement		Partial or Full Discharge	Documents Submitted
4	**Construction Management Plan** Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which shall include: - The duration/phasing of construction works and associated vehicle trips; - Details of an emergency contact telephone number and confirmation of its display on site; - Contact details of the site manager/responsible person to discuss issues/amendments that arise; - Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys; - Requirements for any tower crane, including arrangements for delivery, assembly and removal - Routing of construction traffic and associated swept-path assessment - Details of the location and arrangements for contractor parking; - The identification of the vehicular access points into the site; - Compound locations where relevant; - Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas; - Impact on adjacent TROs including loading bays, bus stops/shelters (to be agreed with TfGM), taxi bays etc. - Traffic Management measures for vehicles, pedestrians and cyclists; - Details/mitigation of any impacts on street furniture, crossing points, highway layout, lines etc.	Full discharge	Construction Management Plan prepared by John Turner Construction

Condition Requirement		Partial or Full Discharge	Documents Submitted
	- Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway. - The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; - Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. - Measures to control noise and vibration; - A community consultation plan; and - Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.		
6a	**Local Labour Agreement (End Use)** Three months prior to the first use of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.	Partial discharge – part (a) only.	Local Labour Agreement prepared by Pophouse

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Condition Requirement		Partial or Full Discharge	Documents Submitted
7a	**Coal Mining Risk Assessment** 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.	Partial discharge – part (a) only.	Coal Mining Risk Assessment dated May 2026 prepared by IGE Consulting Remediation Strategy dated July 2026 prepared by IGE Consulting
8a	**Archaeology** Prior to the commencement of the development, the applicant or their agents or their successors in title a Project Design for the implementation of a programme of archaeological works shall be submitted for approval, by the City Council, as local planning authority. The Project Design shall cover the following: - A phased programme and methodology of investigation and recording to include archaeological monitoring and recording during development ground works.	Partial discharge – part (a) only.	Archaeology WSI dated June 2026 prepared by Civic Heritage Email correspondence from GMAAS confirming acceptance to the Archaeology WSI
9	**Metrolink Construction Management Plan** Prior to the commencement of the development, a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved Metrolink CMP shall include agreed safe methods of working adjacent to the operational tramway and shall be adhered to throughout the construction period.	Full discharge	Metrolink Construction Management Plan prepared by John Turner

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Condition Requirement		Partial or Full Discharge	Documents Submitted
	The approved Metrolink Specific CMP shall be implemented as part of the development and remain in place until construction is complete.		
11a	**Site Investigation** Notwithstanding the details of the submitted MCFC Project Taverna Phase 1 Geo Environmental Report 0165-CAL-ZZ-ZZ-RP-G-3000 Revision P2 prepared by Calibre, prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved by the Local Planning Authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.	Partial discharge – part (a) only.	Site Investigation Report dated May 2026 prepared by IGE Consulting Remediation Strategy dated July 2026 prepared by IGE Consulting Ground Gas Protection Measures Design and Verification Plan dated July 2026 prepared by IGE Consulting
13	**Tree Planting** Prior to the commencement of the development, a programme for the delivery of 4no street trees along	Full discharge	The following drawings prepared by Planit-ie:

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Condition Requirement		Partial or Full Discharge	Documents Submitted
	Lovecross/Gibbon Street, as shown on drawing no. 3679.3- PLA-XX-XX-DR-L-0001 Rev P05, shall be submitted to and approved by the City Council as Local Planning Authority. The approved programme will include information on the following: - Overall tree size, number and species - Details of tree pit dimensions and specifications - Details of how tree pits will be compatible with any existing and proposed underground servicing. The approved scheme shall be implemented prior to the use of the of the development and thereafter retained and maintained.		- 3679.3-PLA-XX-XX-DR-L-0006-P01 - 3679.3-PLA-XX-XX-DR-L-6002-P02 - 3679.3-PLA-XX-XX-DR-L-7002-P02
17	**Surface Water Drainage** (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.	Full discharge	Construction Management Plan prepared by John Turner Construction Surface Water Drainage Strategy prepared by Calibre Drainage GA (Ref: MCFC-CAL-ZZ-XX-DR-C-00500-P01) prepared by Calibre Drainage Details 1 of 2 (Ref: MCFC-CAL-ZZ-XX-D-C-00550-P01) prepared by Calibre Drainage Details 2 of 2 (Ref: MCFC-CAL-ZZ-XX-D-C-00551-P01) prepared by Calibre