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23 September 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 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 Verification) 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;
- Section 2: Hotel building;

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- 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

Condition Number		Full / Partial Discharge
37b	Acoustic Insultation Verification	Full discharge Condition 37b was partially discharged under OTH-2026-001328 for Section 2 (Hotel Building). This Application aims to discharge Section 3 (Commercial Building) so as to allow a full discharge of Condition 37b.

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-15237692.

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 Condition 37b, 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).

[redacted]

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Appendix 1 – Summary of Conditions and Supporting Information

Condition Wording		Full / Partial Discharge	Documents Submitted
37b	*"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."*	Full discharge	Acoustic Insulation Verification Report by Sandy Brown Acoustics, dated 18 September 2026 (ref. 023771-R16-B)