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27th October 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 20 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 20 (Ground Contamination 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;

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

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
20	Ground Contamination Verification	**Full discharge** Condition 20 was partially discharged under Ref: CDN/26/0312 for Section 1 (North Stand), Section 2 (Hotel Building), Section 3 (Commercial Building) and Section 4 (City Square). This Application aims to discharge Section 5 (External Area) so as to allow a full discharge of Condition 20.

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-15262043.

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 20, 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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Appendix 1 – Summary of Conditions and Supporting Information

Condition Wording		Full / Partial Discharge	Documents Submitted
20	*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 and following completion of the remediation strategy approved as part of condition (18), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.*	Full discharge	Design Statement/ Discovery Plan Verification Report, prepared by Stantec.