MANCHESTER CITY COUNCIL

Planning

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Date: 21 April 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 133321/NMC/2022
Description: Non material amendment to planning permission 126431/FO/2020 (as amended by 129267/NMC/2021) to allow elevational alterations, modification to roof and landscaping
Location: Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus, Manchester

I refer to your application for a non-material amendment to planning permission reference 126431/FO/2020.

The proposed seeks to allow elevational alterations, modification to roof and landscaping.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126431/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126431/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

BRA-POP-ZZ-GF-DR-A-0611 Rev 02, BRA-POP-ZZ-01-DR-A-0613 Rev 02, BRA-POP-ZZ-02-DR-A-0614 Rev 02, BRA-POP-ZZ-03-DR-A-0615 Rev 02, BRA-POP-ZZ-04-DR-A-0617 Rev 02, BRA-POP-ZZ-05-DR-A-0619 Rev 02, BRA-POP-ZZ-RF-DR-A-0620 Rev 02, BRA-POP-XX-ZZ-DR-A-0623 Rev 03, BRA-POP-XX-ZZ-DR-A-0624 Rev 03, BRA-POP-

XX-ZZ-DR-A-0625 Rev 02, BRA-POP-XX-ZZ-DR-A-0626 Rev 02, BRA-POP-XX-ZZ-DR-A-0627 Rev 02, BRA-POP-XX-ZZ-DR-A-0628 Rev 02, BRA-POP-ZZ-ZZ-DR-A-0629 Rev 02, BRA-POP-XX-ZZ-DR-A-0630 Rev 02, BRA-POP-XX-ZZ-DR-A-0631 Rev 02, BRA-POP-XX-01-DR-A-0632 Rev 02, BRA-POP-XX-01-DR-A-0633 Rev 02, BRA-POP-XX-GF-DR-A-0634 Rev 02, BRA-POP-XX-GF-DR-A-0635 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0650 Rev 02, BRA-POP-ZZ-GF-DR-L-0651 Rev 02, BRA-POP-ZZ-01-DR-L-0652 Rev 02, BRA-POP-ZZ-GF-DR-L-0653 Rev 02, BRA-POP-ZZ-01-DR-L-0654 Rev 02, BRA-POP-ZZ-GF-DR-L-0655 Rev 02, BRA-POP-ZZ-01-DR-L-0656 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0657 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0658 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0665 Rev 02 and BRA-POP-ZZ-ZZ-DR-A-4354 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

15) Prior to the first use of the arena hereby approved, a strategy for use of the ancillary spaces throughout the arena building, including kiosks to the canal (as shown on drawing BRA-POP-ZZ-01-DR-A-0613 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022), on non-arena event days shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, this shall include details of the nature of the uses which would take place within the ancillary spaces including which facilities/spaces would be made available, the amount of floorspace to be utilised, operating hours and any management arrangements to ensure authorised access to the arena building only.

The use of the ancillary spaces on non-arena event days shall be carried out in accordance with this strategy for as long as the arena is in use.

Reason - To facilitate the use of the ancillary spaces on non-arena event days for community use and other appropriate purposes including kiosks to the canal which would support natural surveillance and activity at the arena and Etihad Campus as part of supporting the vitality of the campus and community access to the building pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

17) (a) Notwithstanding drawings BRA-POP-ZZ-ZZ-DR-L-0650 Rev 02, BRA-POP-ZZ-GF-DR-L-0651 Rev 02, BRA-POP-ZZ-GF-DR-L-0653 Rev 02 and BRA-POP-ZZ-01-DR-L-0656 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

(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.

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).

24) The development hereby approved shall be carried out in accordance with Operational Waste Management Strategy (within the Sustainability Statement) and drawing BRA-POP-ZZ-GF-DR-A-0611 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022. The details shall be implemented prior to the first event at the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

40) Notwithstanding drawing BRA-POP-ZZ-RF-DR-A-0620 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022, prior to the first use of the arena hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are of the appropriate specification and appearance in the interest of the overall sustainability of the building and visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

41) Notwithstanding the information shown on drawing reference BRA-POP-ZZ-RF-DR-A-0620 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022, prior to the first event at the arena, final details of a signage strategy for the roof signage shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be used to inform future signage for the roof.

Reason - In the interest of achieving a suitable signage solution for the roof of the arena pursuant to policy DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing