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23 March 2022

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

F.A.O. Jennifer Atkinson

Dear Jennifer,

Co-op Live (Planning Permission Ref: 126431/FO/2020): Application for Non-Material Amendment

We write with regards to the development of Co-op Live at the Etihad Campus, which was granted Planning Permission by Manchester City Council ('MCC') in October 2020 under Planning Permission Reference: 126431/FO/2020, to make an application for a Non-Material Amendment ('NMA') under Section 96A of the Town and Country Planning Act 1990 (as amended). The Applicant is Eastlands Arena Limited ('The Applicant').

The consented development comprises:

> *"Erection of a multi-use arena (Use Class D2) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works"*

The Planning Permission has been implemented and construction is underway on site. The development is scheduled to complete in 2023.

Following further design work by the project team in conjunction with the contractor and suppliers, a number of non-material amendments to the building have been identified; required to ensure the deliverability of a scheme which is effective and safe once operational.

This Letter is submitted in support of an application under S96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission ref.126431/FO/2020. It is proposed to amend Conditions 2 (approved Plans and Documents), Condition 15 (Retail and Commercial Strategy), Condition 17a (Landscaping Details) and Condition 24 (Operational Waste Management Strategy) attached to the consent to allow the substitution of revised drawings to formalise these proposed changes.

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Proposed Changes

The proposed changes are labelled within the Populous document titled '*0600_Planning mark-up_210921'*, and comprise the following:

- Amendments to the façade including:
    - provision of solid soffits as opposed to the approved perforated soffits;
    - change to external door finish;
    - provision of horizontal folding doors as opposed to up and over doors on the canal-side elevation;
    - amendments to the canal-side elevation around the ticket office through the provision of increased glazing to enable a walk-in ticket office instead of a kiosk;
    - extension of the living wall to north west L00 entrance;
    - amendments to loading bay entrance through the provision of louvres instead of pre-cast concrete to ensure appropriate ventilation and emergency egress. The louvres are proposed to be of the same colour as the pre-cast concrete;
    - amendments to layout of the office windows set behind the façade panels; and
- Small changes to the roof height and shape, which will not be visible when viewed from around the Site. Roof geometry is now a simple pitched roof without a hip. The height and handrail are proposed at the level of the parapet rather than protruding above.
- Various landscaping amendments including:
    - amendments to the arrangement and location of the bollards to the north west corner of the Site;
    - amendments to the layout of Forge Lane Bridge for vehicle mitigation;
    - relocation of the existing gates on Joe Mercer Way slightly to the south and the relocation of the existing gates on Sportcity Way slightly to the west. The relocation of the gates is required for hostile vehicle mitigation (HVM) to avoid clashes with HVM rated planters and the static bollards, as well as a better location for optimised safe crowd movement;
    - additional planting provided to the landscaped area to the north elevation of the building;
    - removal of part of the greenscreen to the north-eastern corner of the Site near the junction of Alan Turing Way and Sportcity Way due to a slight amendment to the layout of the landscaping;
    - removal of part of the timber decking to the canal-side landscaping to provide a more robust scheme for the intended use; and

- amendments to the pedestrian entrance from Alan Turing Way, following coordination with the below ground capping beam. To avoid a clash between the capping beam and retractable bollard foundation the orientation of the gate was tilted, and the bollards have been moved from inside the gate to outside.

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the operation, use, or visual appearance of Co-op Live and associated landscaping, as approved under Planning Permission Ref.126431/FO/2020.

As such, the amendments can be considered to be non-material, as agreed with MCC Planning Officers in a pre-application consultation meeting 8 December 2021 and subsequent email communication.

In summary, it is considered that the changes to the approved scheme are all non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the originally approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission Ref.126431/FO/2020;
- The changes are not contrary to any national or local policies.

The proposed amendments do not affect the Drainage Strategy as approved in March 2021 via the discharge of Condition 6a of Planning Permission Ref.126431/FO/2020.

Superseded Drawings

Table 1 summarises all the approved drawings to be superseded by this NMA and sets out the revised drawing and document references. Conditions 2 (approved Plans and Documents), 15 (Retail and Commercial Strategy), 17a (Landscaping Details), and 24 (Operational Waste Management Strategy) are to be amended to reflect these changes.

Table 1: Approved and Revised Drawing Names and References

Approved Drawing Reference (Ref. 126431/FO/2020)	Approved Drawing Name (Ref. 126431/FO/2020)	Original Drawing Version	Revised NMA Drawing Version
BRA-POP-XX-XX-DR-A-0600	SITE - EXISTING LOCATION PLAN	0	
BRA-POP-XX-XX-DR-A-0601	SITE - EXISTING SITE SURVEY	0	
BRA-POP-XX-XX-DR-A-0602	SITE - EXISTING SITE SURVEY NORTH	0	
BRA-POP-XX-XX-DR-A-0603	SITE - BLOCK PLAN	0	
BRA-POP-XX-XX-DR-A-0605	SITE - PROPOSED SITE PLAN	0	02
BRA-POP-XX-XX-DR-A-0606	SITE - PROPOSED BLOCK PLAN	0	02
BRA-POP-XX-XX-DR-A-0607	SITE - EXISTING LOCATION PLAN	P00	
BRA-POP-XX-XX-DR-A-0608	SITE - EXISTING SITE SURVEY	P00	

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Approved Drawing Reference (Ref. 126431/FO/2020)	Approved Drawing Name (Ref. 126431/FO/2020)	Original Drawing Version	Revised NMA Drawing Version
BRA-POP-ZZ-B1-DR-A-0610	LEVEL B1 - ALL ZONES	0	
BRA-POP-ZZ-GF-DR-A-0611	LEVEL GF - ALL ZONES	0	02
BRA-POP-ZZ-M0-DR-A-0612	LEVEL M0 - ALL ZONES	0	
BRA-POP-ZZ-01-DR-A-0613	LEVEL 01 - ALL ZONES	0	02
BRA-POP-ZZ-02-DR-A-0614	LEVEL 02 - ALL ZONES	0	02
BRA-POP-ZZ-03-DR-A-0615	LEVEL 03 - ALL ZONES	0	02
BRA-POP-ZZ-04-DR-A-0617	LEVEL 04 - ALL ZONES	0	02
BRA-POP-ZZ-M4-DR-A-0618	LEVEL M4 - ALL ZONES	0	
BRA-POP-ZZ-05-DR-A-0619	LEVEL 05 - ALL ZONES	0	02
BRA-POP-ZZ-RF-DR-A-0620	ROOF LEVEL - ALL ZONES	0	02
BRA-POP-XX-ZZ-DR-A-0623	ELEVATIONS	0	03
BRA-POP-XX-ZZ-DR-A-0624	ELEVATIONS	0	03
BRA-POP-XX-ZZ-DR-A-0625	OVERALL SECTIONS 01 & 02	0	02
BRA-POP-XX-ZZ-DR-A-0626	OVERALL SECTIONS 03 & 04	0	02
BRA-POP-XX-ZZ-DR-A-0627	FACADE SECTIONS	0	02
BRA-POP-XX-ZZ-DR-A-0628	FACADE SECTIONS	0	02
BRA-POP-ZZ-ZZ-DR-A-0629	FACADE - OFFICE WINDOWS	0	02
BRA-POP-XX-ZZ-DR-A-0630	FACADE - TYPICAL PERFORATED PANELS	0	02
BRA-POP-XX-ZZ-DR-A-0631	FACADE - TYPICAL ENTRANCE DOORS	0	02
BRA-POP-XX-01-DR-A-0632	FACADE - CANALSIDE UP AND OVER DOOR	0	02
BRA-POP-XX-01-DR-A-0633	FACADE - BOX OFFICE	0	02
BRA-POP-XX-GF-DR-A-0634	FACADE - NORTHWEST ENTRANCE	0	02
BRA-POP-XX-GF-DR-A-0635	FACADE - SERVICE YARD & VIP ENTRANCE	0	02
BRA-POP-ZZ-ZZ-DR-L-0650	LANDSCAPE SITE PLAN	0	02
BRA-POP-ZZ-GF-DR-L-0651	LANDSCAPE GENERAL ARRANGEMENT PLAN	0	02
BRA-POP-ZZ-01-DR-L-0652	LANDSCAPE GENERAL ARRANGEMENT PLAN	0	02
BRA-POP-ZZ-GF-DR-L-0653	HARD LANDSCAPE AND FURNITURE PLAN	0	02
BRA-POP-ZZ-01-DR-L-0654	HARD LANDSCAPE AND FURNITURE PLAN	0	02
BRA-POP-ZZ-GF-DR-L-0655	SOFT LANDSCAPE PLAN	0	02
BRA-POP-ZZ-01-DR-L-0656	SOFT LANDSCAPE PLAN	0	02
BRA-POP-ZZ-ZZ-DR-L-0657	LANDSCAPE SECTIONS	0	02
BRA-POP-ZZ-ZZ-DR-L-0658	TYPICAL PAVING DETAILS	0	02
BRA-POP-ZZ-ZZ-DR-L-0659	GATES ELEVATION	P00	

Approved Drawing Reference (Ref. 126431/FO/2020)	Approved Drawing Name (Ref. 126431/FO/2020)	Original Drawing Version	Revised NMA Drawing Version
BRA-POP-XX-XX-DR-YW-0660	WAYFINDING TOTEM LOCATION AND ELEVATION	0	
BRA-POP-ZZ-ZZ-DR-L-0665	SOFT LANDSCAPE PLAN GROUND FLOOR	0	01
BRA-POP-ZZ-ZZ-DR-A-4354	FAÇADE CLADDING PRE-CAST SETTING OUT WEST ELEVATION		C03

Application Submission

This application has been submitted online through the Planning Portal website (Ref. PP-11137548), alongside the requisite application fee of £234.00, in addition to an administrative fee from the Planning Portal. In summary, the following documents are submitted with this Covering Letter:

- Application Forms, Notices and Certificates, prepared by Deloitte;
- Revised Plans and Elevations, prepared by Populous, as detailed in Table 1 and as shown within the document titled *'0600_Planning mark-up_210921'*.

We trust you will find this application in order and look forward to receiving written confirmation that the application has been registered. Please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 01614558084) should there be any questions regarding the application.

Yours sincerely

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