

22 April 2025

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application for the Discharge of Condition 28 of Planning Permission Ref: 139501/JO/2024

Please find enclosed a condition discharge application in relation to the Co-op Live Planning Permission Ref: 139501/JO/2024 (This “Application”). The Applicant is BAM Construction Ltd (The “Applicant”).

Planning Permission was originally granted for Co-op Live under Planning Permission 126431/FO/2020 for the following description of development:

“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.”

A series of Non-Material Amendments were subsequently approved under the following application references: 129267/NMC/2021, 133321/NMC/2022, 134134/NMC/2022, 139662/NMC/2024 and 140083/NMC/2024.

A Minor Material Amendment (Ref. 139501/JO/2024) was subsequently approved on 20 June 2024 for the following description of development (the “extant permission”):

“Variation of Planning Permission 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) consisting of the variation of condition 14 (Hours of operation) to reference bowl events only and variation of condition 15 (Strategy for ancillary uses) to including hospitality areas.”

As part of the Minor Material Amendment Permission (Ref: 139501/JO/2024), the wording of Condition 28 (Secured by Design) was also amended to reflect the updated timescale for the submission of the Secured by Design Certificate to the City Council for approval. Table 1 below reflects the latest condition wording of Condition 28.

This application is submitted to fully discharge Condition 28 (Secured by Design) of the extant permission. A summary of the condition wording and information submitted to enable the full discharge of Condition 28 is detailed in Table 1 below.

Table 1: Condition, Partial or Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
28	Secured by Design <i>The development shall be carried out in accordance with the Crime Impact Statement (Rev D ref. 2019/0841/CIS/01) (within the Sustainability Statement) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020. The development shall only be carried out in accordance with these approved details. Within two months of the date of this planning permission, the City Council, as local planning authority should acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.</i>	Full Discharge	Secured by Design Certificate (dated March 2025) prepared by Greater Manchester Police The Applicant has been in regular dialogue with Greater Manchester Police since Planning Permission Ref.139501/JO/2024 was granted, leading to subsequent receipt of the full the Secured by Design Certificate submitted in support of the application.

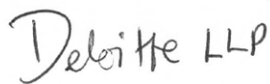
Summary

In addition to the Secured by Design Certificate, prepared by Greater Manchester Police, and this Covering Letter, the application also comprises the Application Form, submitted via the Planning Portal under reference: PP-13878219.

A fee has been paid to Manchester City Council for £298, 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 full discharge of condition 28. If you require any further details, please do not hesitate to contact my colleagues Jennifer Chatfield (+44 161 455 8084 / jchatfield@deloitte.co.uk) or Matt Lam (+44 161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. The word "Deloitte" is written in a larger, more stylized font, and "LLP" is written in a smaller, simpler font to the right of "Deloitte".

Deloitte LLP

Encl.