

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Eastlands Arena Limited
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: 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

Location: Co-Op Live Arena, Manchester

Date of application: 11 March 2024

Application number: 139501/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with matters such as the market case for two arenas in the City of Manchester, sustainability of the arena, noise and impact on the local highway network (including travel planning). The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 23 October 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings and documents approved as part of 139501/JO/2024

Noise breakout from ancillary hospitality and noise breakout validation testing received by the City Council, as Local Planning Authority, on the 6 June 2024

Covering letter received by the City Council, as Local Planning Authority, on the 14 March 2024

Strategy for ancillary spaces received by the City Council, as Local Planning Authority, on the 11 March 2024

Drawings and documents approved as part of 139662/NMC/2024

Covering Letter prepared by Deloitte (Including Appendix A drawing pack), received by the City Council, as Local Planning Authority on 28 March 2024.

Drawings and documents approved as part of 134134/NMC/2022

Drawings BRA-POP-ZZ-RF-DR-A-0620 Rev 04, BRA-POP-XX-ZZ-DR-A-0623 Rev 05, BRA-POP-XX-ZZ-DR-A-0624 Rev 05, BRA-POP-XX-ZZ-DR-A-0625 Rev 04, BRA-POP-XX-ZZ-DR-A-0626 Rev 04 and BRA-POP-XX-ZZ-DR-A-0628 Rev 04

stamped as received by the City Council, as Local Planning Authority, on the 14 June 2022.

Materials Schedule - prepared by Populous.

Drawings and documents approved as part of 133321/NMC/2022

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.

Drawings and documents approved as part of 126431/FO/2020

Drawings

BRA-POP-XX-XX-DR-A-0600 Rev 00, BRA-POP-XX-01-DR-A-0632 Rev 00, BRA-POP-XX-01-DR-A-0633 Rev 00, BRA-POP-XX-XX-DR-A-0605 Rev 00, BRA-POP-XX-XX-DR-A-0606 Rev 00, BRA-POP-XX-XX-DR-YW-0660 Rev 00, BRA-POP-XX-DR-A-0623 Rev 00, BRA-POP-XX-ZZ-A-0624 Rev 00, BRA-POP-XX-ZZ-DR-A-0625 Rev 00, BRA-POP-XX-ZZ-DR-A-0626 Rev 00, BRA-POP-XX-ZZ-DR-A-0627 Rev 00, BRA-POP-XX-ZZ-DR-A-0628 Rev 00, BRA-POP-XX-ZZ-DR-A-0630 Rev 00, BRA-POP-XX-ZZ-DR-A-0631 Rev 00, BRA-POP-ZZ-01-DR-A-0613 Rev 00, BRA-POP-ZZ-DR-L-0652 Rev 00, BRA-POP-ZZ-01-DR-L-0654 Rev 00, BRA-POP-ZZ-01-DR-L-0656 Rev 00, BRA-POP-ZZ-02-DR-A-0614 Rev 00, BRA-POP-03-DR-A-0615 Rev 00, BRA-POP-ZZ-04-DR-A-0617 Rev 00, BRA-POP-ZZ-05-DR-A-0619 Rev 00, BRA-POP-ZZ-GF-DR-A-0611 Rev 00, BRA-POP-ZZ-GF-DR-L-0651 Rev 00, BRA-POP-ZZ-GF-DR-L-0653 Rev 00, BRA-POP-ZZ-M0-DR-A-0612 Rev 00, BRA-POP-ZZ-RF-DR-A-0620 Rev 00, BRA-POP-ZZ-ZZ-DR-A-0629 Rev 00 and BRA-POP-ZZ-ZZ-DR-L-0650 Rev 00

All stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020

Supporting information

Documents approved as part of planning permission 127534/FO/2020: The Coal Mining Risk Assessment (31 January 2020) prepared by Buro Happold Engineering and Method Statement for Proposed Grouting Works (03 July 2020) stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020; Grouting Works: Groundwater Risk Assessment Ref. BRA-BHE-XX-XX-DN-CG-0001, prepared by Buro Happold and dated 7 October 2020; and OVG Remediation Strategy Ref. BRA-BHE-XX-XX-RP-CG-0006 Revision P02, prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 7 October 2020.

Gas Calibration Certificates stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020

Response to representations Volumes 1 and 2 prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 30 July 2020

Environmental Statement - Chapter 10 (Supplementary Noise Note) and Chapter 12 (Supplementary Transport Note) stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

Environmental Statement (main report) - Construction management and phasing, Air Quality and Dust, Ground Conditions, Townscape and Visual Impact, Noise and Vibration, Socio-Economic, Traffic and Transport, Water Quality, Drainage and Flood Risk, Wind Microclimate and Climate Change) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020.

Stage 1 Road Safety Audit - design team response prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020

Design and Access Statement Ref. BRA-POP-ZZ-ZZ-RP-A-7061 Rev 000 prepared by Populous, Heritage statement prepared by Deloitte, Daylight and Sunlight report prepared by Buro Happold (ref. 0042841), Ventilation Strategy prepared by ME Engineers, Tv Reception Survey prepared by SCS (Ref: 157929), Sustainability Statement (Rev 007) plus appendices prepared by Buro Happold, Statement of Community Involvement, Sequential Test prepared by Deloitte, Planning Statement prepared by Deloitte, Operating Schedule and EMP prepared by Laudation, Crime

Impact Statement Rev D (ref. 2019/0841/CIS/01) and Broadband Connectivity Report prepared by ME Engineers stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020

Appendices to Environmental Statement (including construction management plan (5.1), construction assessment methodology (6.1), traffic data (6.2) receptor locations (6.3), construction traffic modelling results (6.4), model verification (6.5), operational modelling results (6.6), geo-environmental and geo technical desk study (7.1), coal mining assessment (7.2), ground engineering interpretive report (7.3), market case volume 1 and 2 (8.1), economic impact of two arena in Manchester (8.2), exterior lighting assessment (9.1), highway safety report (9.2), noise and vibration (noise survey results) (10.1), noise and vibration (construction traffic noise) (10.3), townscape baseline effects (11.1), townscape baseline figures (11.3), TVIA viewpoints (11.4), transport assessment and transport assessment addendum (12.1), framework travel plan (12.2), flood risk assessment (13.1), drainage strategy (13.2) and GHG emissions assessment (data inputs and assumptions) (15.1) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be carried out in accordance with the approved construction management plan as follows (as approved as part of CDN/20/0767):

-OVG Manchester - Project Management Plan Rev 01 dated 12.11.2020 prepared by BAM and dilapidation mark up survey stamped as received by the City Council, as Local Planning Authority, on the 29 January 2021

- Outline Construction Management Plan - for information
- OVG Manchester - Logistics Main Site
- OVG Manchester - Logistics North Car Park
- OVG Manchester Logistics Plans - Hoardings and Compound
- OVG Manchester - Hoarding Design
- OVG Manchester - Construction Green Travel Plan
- OVG Manchester - Construction Vehicle Tracking
- OVG Manchester - 01 Risk Assessment for Works Adjacent to Ashton Canal
- OVG Manchester - 02 Risk Assessment for Works Adjacent to the Metrolink Line

All the above documents were stamped as received by the City Council, as Local Planning Authority, on the 3 December 2020

Reason - To safeguard the amenities of nearby residents, highway safety, tram safety, air quality and water quality pursuant to policies SP1, EN17, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

4) The piling for development shall be carried out in accordance with the Work Execution Plan for Continuous Flight Auger and Rotary Bored Piles - 22D990-CSL-00-F1-WEPX- 0002 Rev P01 - dated 26.11.2020 received by the City Council, as Local Planning Authority, on the 3 December 2020 (as approved under CDN/20/0767).

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

5) The development shall be carried out in accordance with the flood risk assessment prepared by BuroHappold (ref. BRA-BHE-XX-XX-RP-CW-0131) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

6) (a) The drainage strategy for the development shall be carried out in accordance with the OVG Manchester - Drainage Strategy to Support FRA - Ref. BRA-BHE-XX-XX-RP-CI-0132 Rev 04 - dated 3.11.2020 received by the City Council, as Local Planning Authority, on the 3 December 2020 (as approved under CDN/20/0767).

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

7) (a) The development shall be carried out in accordance with the following information in respect of ground conditions (as approved under CDN/20/0767)

- OVG Manchester Remediation Strategy - Ref. BRABHE- XX-XX-RP-CG-0006 Rev P02 - dated 7.10.2020 and Grouting Works: Groundwater Risk Assessment - Ref. BRA-BHE-XX-XX-DN-CG-0001 Rev P02 - dated 7.10.2020 stamped as received by the City Council, as Local Planning Authority, on the 3 December 2020

- Interim Statement prepared by Burro Happold (BRA-BHE-XX-XX-DN-CG-0004) stamped as received by the City Council, as Local Planning Authority, on the 3 February 2021

- OVG Grouting Validation Testing Report (Rev 01) by Cementation Skanska dated Feb 2021 stamped as received by the City Council, as Local Planning Authority, on the 5 February 2021

- Grouting monitoring procedure statement by BAM Construction Ltd dated February 2021 (ref. HNW 0337) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

- Old Coal Workings - Project Completion Report by Cementation Skanska dated March 2021 (ref. BRA-CSL-ZZ-ZZ-RP-X-00900 Rev C04) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

- Verification Report for Drilling and Grouting Treatment of Mine Workings by Buro Happold Ltd dated March 2021 (ref. BRA-BHE-XX-XX-RP-CG-0007 Rev P03) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

(b) Within two months of the first use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority,

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time within two months of the first use of the development, then associated works shall cease until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

8) a) The materials shall be implemented in line with the Materials programme received by the City Council, as Local Planning Authority, on the 23 December 2020 (as approved under CDN/20/0865).

b) The development shall be carried out in accordance with the approved materials (as approved under CDN/22/0176 and CDN/23/0446) as follows:

- Strategy for Envelope Material Approval - Ref. BRA-BAM-XX-XX-W-FN-24108-P02 - dated 25.11.2020;
- Material Schedule, prepared by Populous;
- Inspection Quality Plan, prepared by BAM;
- Mock-up Panel Plan, prepared by Populous;
- Window Specification BRA-POP-ZZ-ZZ-SP-A-7062;
- Louvre Specification BRA-POP-ZZ-ZZ-SP-A-7063; and
- Door Specification BRA-POP-ZZ-ZZ-SP-A-7065.

The above documents were received by the City Council, as Local Planning Authority, on the 23 March 2021

- Planning Façade Materials Schedule (22.05.2023), prepared by Populous received by the City Council, as Local Planning Authority, on the 3 July 2023

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

9) (a) The Site investigation and remediation works including trial piling, grouting of coal seams and mineshaft capping and other associated works shall be carried out in accordance with the following documents submitted and approved pursuant to planning permission 127534/FO/2020: The Coal Mining Risk Assessment (31 January 2020) prepared by Buro Happold Engineering and Method Statement for Proposed Grouting Works (03 July 2020) stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020; Grouting Works: Groundwater Risk Assessment Ref. BRA-BHE-XX-XX-DN-CG-0001, prepared by Buro Happold and dated 7 October 2020; and OVG Remediation Strategy Ref. BRA-BHE-XX-XX-RP-CG-0006 Revision P02,

prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 7 October 2020.

(b) The verification of the coal seams was approved in accordance with the following (as approved under CDN/21/0281):

- Contractor's Completion Report prepared by Cementation Skanska Limited
- Grouting Monitoring Procedure Statement prepared by BAM

The above were stamped as received by the City Council, as Local Planning Authority, on the 7 April 2021

- Co-op Live, Manchester - Verification Report for Drilling and Grouting Treatment of Mine Works, Ref. BRA-BHE-XX-XX-RP-CG-0007 Rev P03, prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 1 May 2021

- Appendices F, G, H, I, J, K, L and M stamped as received by the City Council, as Local Planning Authority, on the 12 May 2021

- Monitoring report stamped as received by the City Council, as Local Planning Authority, on the 25 May 2021

Reason - In the interest of ensuring the works are undertaken to a suitable standard and do not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that this phase of remediation for the site is complete pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

12) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a multi-use arena (Use Class D2) (61082 sqm) with ancillary use of its facilities (Use Classes A1, A3 and A4) as specified in a strategy to be submitted and approved in accordance with Condition 15, and for no other purposes.

Reason - To ensure that the arena is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

13) The arena capacity hereby approved shall not be used by more than 23,500 spectators at any time and there shall be no more than 15 arena events per year which take place at the same time as events at the Etihad Stadium (of which no more than 5 would coincide with the evening peak).

Reason - For the avoidance of doubt and to ensure no unacceptable impacts with regards to noise and operational impacts on the residential amenity pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) The arena shall be open for bowl event use in accordance with the days and hours as specified in the approved Operating Schedule and Event Management Plan v 1.3 prepared by Laudation stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020, which shall include normal operation for bowl events between the hours of 0900 and 0000 Monday to Sunday.

In the event that there is a requirement to operate the arena bowl beyond these hours, the hours of operation shall be agreed in advance in writing with the City Council as Local Planning Authority. Extended hours for a full arena bowl event will only be acceptable on a maximum of 25 occasions per annum and no more than three consecutive occasions.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) The ancillary spaces shall be carried out in accordance with the Strategy for ancillary spaces received by the City Council, as Local Planning Authority, on the 11 March 2024

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

In the event that there is a requirement to operate the ancillary and hospitality facilities beyond these hours, the hours of operation shall be agreed in advance in writing with the City Council as Local Planning Authority. Extended hours for a full arena event will only be acceptable on a maximum of 25 occasions per annum and no more than three consecutive occasions.

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).

16) The drainage management shall be carried out in accordance with the following details (as approved under CDN/23/0846):

A SUDS Verification Report, prepared by BAM.

This includes the following details for the SUDS:

- Maintenance and Management Strategy;
- Drainage Design Drawings;
- Below Ground Drainage Specifications; and
- Photographic evidence and certifications of the successful implementation of the SUDS.

Received by the City Council, as Local Planning Authority, on the 14 December 2023

The management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

17) a) The temporary hard landscaping arrangements as shown on plan (Titled: Co-op Live - Temporary Hard Landscaping Arrangement Plan) and the permanent hard and soft landscaping arrangements (other than block paving) on the plans listed in Appendix A of the approved Covering Letter prepared by Deloitte, received by the City Council, as Local Planning Authority on 28th March 2024 should be implemented prior to first use.

b) The permanent block paving arrangements on plans listed in Appendix A of the approved Covering Letter prepared by Deloitte, received by the City Council, as Local Planning Authority on 28th March 2024 shall be implemented no later than the 31 August 2024.

c) 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).

18) The development hereby approved shall be carried out in accordance with the Landscape Access and Maintenance Strategy (Ref: BRA-POP-ZZ-ZZ-RP-L7800) Received by the City Council, as Local Planning Authority, on the 29 September 2023 (as approved under CDN/23/0653)

The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

19) The development shall be carried out in accordance with the bird and bat box strategy (as approved under CDN/23/0446) as follows:

- BRA-POP-ZZ-ZZ-DR-L-0650 -Landscape Site Plan
- BRA-POP-ZZ-ZZ-DR-L-0650 - typical Bird and Bat Boxes

Details received by the City Council, as Local Planning Authority, on the 3 July 2023

Email from Deliotte received by the City Council, as Local Planning Authority, on the 9 August 2023

The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats and biodiversity in order to comply with policy EN15 of the Manchester Core Strategy (2012).

20) The development hereby approved shall be carried out in accordance with the Sustainability statement and appendices stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

21) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

22) (a) The plant installation shall be carried out in accordance with document ref. 15416-SRL-RP-YA-008-S2-P02 -Plant Noise Assessment (14 October) received by the City Council, as Local Planning Authority, on the 3 July 2023 (as approved by CDN/23/0446).

(b) The plant shall operate in accordance with the validation testing received by the City Council, as Local Planning Authority, on the 9 April 2024 (as approved under CDN/24/0276).

Reason - To minimise the impact of plant noise on the local area pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) (a) The acoustic insulation of the arena building hereby approved shall be implemented in accordance with the following documents:

- Appendix 10 of the Environmental Statement (Noise survey results) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020;
- Acoustic response prepared by BuroHappold stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020; and
- Technical Note 'Noise and Vibrations' stamped as received by the City Council, as Local Planning Authority, on the 3 July 2020

(b) The arena bowl shall be occupied in accordance with the Acoustic Validation testing received by the City Council, as Local Planning Authority, on the 30 May 2024 (as approved under CDN/24/0276).

Reason - To ensure no unacceptable noise outbreak from the development in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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).

25) The fumes, vapours and odours from the premises shall be carried out in accordance with the following details (as approved under CDN/23/0845):

-Updated Fumes, Vapours and Odour Extraction document Ref. BRA-SES-XX-XX-RP-X-10625 prepared by SES Engineering Services Ltd received by the City Council, as Local Planning Authority, on the 25 January 2024

- MEE Design Note 039 and 028 attached, regarding Catering Extract Ventilation Grease and Odour Control, Monitoring and Maintenance Strategy received by the City Council, as Local Planning Authority, on the 25 January 2024

The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) The building and site lighting scheme shall be carried out in accordance with the following details (as approved under CDN/23/0845):

- Exterior Lighting Assessment (Ref: BRA-MEE-ZZ-ZZ-RP-EL7001), prepared by ME Engineers;
- External Lighting and CTV Layout BRA-SES-ZZ-ZZ-DR-X62804, prepared by SES Engineering Services Ltd.
- Co-op Live External Lighting Calculations, prepared by McInnes.

The above was received by the City Council, as Local Planning Authority, on the 19 January 2024

- Email from Deloitte dated 25 January 2024

The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction, personal safety and the safety of the tram lines in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

28) 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

29) The arena hereby approved shall be carried out in accordance with the Framework Travel Plan (Appendix 12.2 of the Environmental Statement) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those visiting and working at the development;
- ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any

Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for spectators, staff and visitors, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) The cycle provision shall be carried out in accordance with the following details (as approved under CDN/23/0538):

Drawings:

- 22588 -TUR-DR- -01;
- 22588 -TUR-DR- -02;
- 22588 -TUR-DR- -03; and
- 22588 -TUR-DR- -04.

Documents:

- Co-op Live Proposed Cycle Storage Details, prepared by OVG;
- Turvec Open Cubic Data_ Sheet VEC139, prepared by Turvec; and
- Two tier Bike Rack Data Sheet 1, prepared by Turvec.

The above documents were received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall be implemented prior to the first use of the arena and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

31) (a) The coach parking strategy shall be carried out in accordance with the Transport Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 (as approved under CDN/24/0043)

The approved details shall be implemented prior to the first use of the arena and thereafter retained and maintained in situ for as long as the development remains in use, unless otherwise amended under part b of this condition.

b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the Coach Parking Strategy should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the Coach Parking Strategy, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim Coach Parking Strategy in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where

the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of the coach strategy which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual Coach Parking Strategy review. Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure there adequate provision for coach parking at the development pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) (a) The development hereby approved shall be subject to the following scheme of highway works (parts 1, 2, 3, 4, 5, 6, 7) and the temporary arrangements for part 8, as outlined within the Transport Assessment prepared by BuroHappold Engineering stamped as received by the City Council, as Local Planning Authority, 30 March 2020. The scheme for part 4 shall be submitted for approval in writing by the City Council, as Local Planning Authority within one months of first use of the arena. The final details for the permanent VMS arrangements under part 8 shall be submitted for approval in writing by the City Council, as Local Planning Authority within 6 months of first use of the area.

For the avoidance of doubt this shall include the following:

1. Modifications to the junction of Gate 1/Alan Turing Way including creation of left in/left out traffic movements, improved cycle facility, widened pedestrian provision, creation of servicing entrance and vehicle access/egress (Drawing BRA-BHE-XX-XX-DR-C-0230) [Details approved as part of CDN/21/0150];
2. Emergency vehicle access from Alan Turing Way including modification to pedestrian footway and access to the canal (Drawing BRA-BHE-XX-XX-DR-C-0240) [Details approved as part of CDN/21/0150];
3. Widening of footways along Sportcity Way including narrowing of carriage from 4 to 3 lanes (Drawing BRA-BHE-XX-XX-DR-C-0210) [Details approved as part of CDN/24/0043];
4. Installation of fixed bollards, retractable bollards and planters to Sportcity Way);
5. Introduction of VIP drop off and U Turn facility [Details approved as part of CDN/24/0043];
6. Extension of the existing taxi rank along the full length of Rowsley Street and Philips Park Road (including creation of a one-way system);
7. Dropped kerbs and tactile paving to vehicle access points [Details approved as part of CDN/24/0043];
8. Provision of additional Variable Message Boards (VMS) including agreed locations and timescale for implementation [Details approved as part of CDN/24/0043];

The approved scheme for parts 1, 2, 3, 5, 7 and the temporary arrangements for part 8 shall be implemented and be in place prior to the first use of the arena hereby approved and thereafter retained and maintained in situ. The final details for parts 4 and 8 shall be

implemented and be in place within one month of the written approval of the City Council, as Local Planning Authority.

(b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the VIP drop off Strategy and the taxi rank should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the VIP drop off Strategy or taxi rank, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim VIP drop off Strategy or taxi rank strategy in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of the VIP drop off Strategy or taxi rank strategy which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual VIP drop off Strategy or taxi rank strategy.

Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

33) (a) The servicing and operational management of the arena shall be carried out in accordance with the Transport Strategy and the Operational Waste Management Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 and 24 January 2024 respectively (as approved by CDN/24/0043).

The approved plan shall be implemented upon the first use of the development and thereafter retained and maintained, unless otherwise amended under part b of this condition.

(b) (b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the servicing and operational management plan should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the servicing and operational management plan, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim servicing and operational management plan in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of servicing which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual review of the servicing and operational management plan. Any measures

required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

34) (a) The car park management shall take place in accordance with the Transport Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 (as approved under CDN/24/0043).

The approved plan shall be implemented upon the first event at the development and thereafter retained and maintained, unless otherwise amended under part b of this condition.

(b) (b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the car park management plan should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the car park management plan, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim car park management plan in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of car park management which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual review of the car park management plan. Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

35) Within one month of the first use of the arena hereby approved, a crowd management strategy for the Etihad Tram stop shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented within one month of approval and remain in use at all thereafter when the development is operational (including with coincided events at the Etihad Stadium).

Reason - In the interest of public safety for users of the tram stop pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) Excluding vehicle activity associated with the operation of events at the development, and movement of waste within the Etihad Campus between the development and the existing Etihad Waste Compound, deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Sunday 07:30 to 20:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

37) The development shall be carried out in accordance with the conclusions of the TV Survey report received by the City Council, as Local Planning Authority, on the 22 April 2024 (as approved under CDN/24/0320).

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

38) In the event any roller shutters are proposed, details of any external roller shutters to the ground floor of the arena shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

39) The boundary treatment shall be carried out in accordance with the following details (as approved under CDN/23/0653):

BRA-POP-ZZ-ZZ-DR-L-8001 - LANDSCAPE SITE GENERAL ARRANGEMENT PLAN
BRA-POP-ZZ-GF-DR-L-8101 - LANDSCAPE GENERAL ARRANGEMENT PLAN
GROUND FLOOR
BRA-POP-ZZ-01-DR-L-8111 - LANDSCAPE GENERAL ARRANGEMENT PLAN
LEVEL 01
BRA-POP-ZZ-01-DR-L-8353 - GREEN SCREEN ELEVATION COMPOUND AREA
BRA-POP-ZZ-GF-DR-L-8352 - GREEN SCREEN ELEVATION ASHTON CANAL
BRA-POP-ZZ-ZZ-DR-L-8351 - GREEN SCREEN ELEVATION ALAN TURING WAY
BRA-POP-ZZ-ZZ-DR-L-8345 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8346 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8370 - TYPICAL GATE DETAIL NORTH JUNCTION GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8371 - TYPICAL GATE DETAIL SPORTCITY WAY JUNCTION
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8372 - TYPICAL GATE DETAIL ALAN TURING WAY GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8373 - TYPICAL GATE DETAIL JOE MERCER WAY GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8374 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8375 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8376 - TYPICAL GATE DETAIL MAINTENANCE ACCESS
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8377 - TYPICAL FENCE DETAIL NORTH JUNCTION
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8378 - TYPICAL FENCE DETAIL SPORTCITY WAY
JUNCTION GROUND LEVEL

BRA-POP-ZZ-ZZ-DR-L-8379 - TYPICAL FENCE DETAIL COMPOUND AREA
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8384 - SPORTCITY WAY GATE SECTION SPORTCITY WAY
JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8403 - TYPICAL GREEN SCREEN DETAILS
BRA-POP-ZZ-ZZ-DR-L-8500 - LIVING WALL MODULE ELEVATION JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8502 - TYPICAL LIVING WALL SECTIONS JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8503 - JOE MERCER WAY LIVING PLANTING ELEVATION
BRA-POP-ZZ-ZZ-DR-L-8504 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 1 OF 5
BRA-POP-ZZ-ZZ-DR-L-8505 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 2 OF 5
BRA-POP-ZZ-ZZ-DR-L-8506 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 3 OF 5
BRA-POP-ZZ-ZZ-DR-L-8507 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 4 OF 5
BRA-POP-ZZ-ZZ-DR-L-8508 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 5 OF 5

Received by the City Council, as Local Planning Authority, on the 29 September 2023

The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that appropriate boundary treatment is put in place in the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) The solar panels shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Coop Live CAD Overview, prepared by Aniron Renewables;
- Coop Live CAD X-Section, prepared by Aniron Renewables; and
- Data sheet Q.PEAK DUO BLK M-G11Plus series, prepared by QCells.

The above documents were received by the City Council, as Local Planning Authority, on the 4 August 2023

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 policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

41) The roof signage shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Roof Top Signage Strategy, prepared by Astra Group received by the City Council, as Local Planning Authority, on the 4 August 2023

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).

42) The Ashton Canal improvements shall be carried out in accordance with the following details (as approved under CDN/24/0046):

- Co-op Live Improvement Measures to Existing Walking Routes received by the City Council, as Local Planning Authority, on the 25 January 2024

- Amended programme of works received by the City Council, as Local Planning Authority, on the 29 February 2024

The approved details shall be implemented in accordance with the agreed programme.

Reason - In order to make necessary improvements to the Ashton Canal with the aim of improving the accessibility and attractiveness of this route as a key walking route pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

43) The 3D public art installation shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Eastland Arena Ltd CO-OP LIVE Landmark Sign, prepared by Widdsigns received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall then be implemented prior to the first use of the development hereby approved.

Reason - In the interest of visual amenity and to secure appropriate wind mitigation measures pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 20 June 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.