



Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

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

Date: 12 June 2024

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: 140083/NMC/2024

Description: Non-material amendment to Planning Permission 126431/FO/2020 to vary the wording of Condition 32b (Highways).

Location: Co-op Live Arena , 1 Sportcity Way, Manchester, M11 3DU

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

The proposed amendment seeks to vary the wording of Condition 32b (VIP drop off).

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:

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 months 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).

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing