

20 May 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application for Partial Discharge of Condition 32 of Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022)

Please find enclosed a condition discharge application in relation to the Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) ("This Application"). The Applicant is BAM Construction Ltd ("The Applicant").

This Application is submitted to partially discharge Condition 32 (Highways Works) of Planning Permission 126431/FO/2020 (as amended).

Planning Permission Ref: 126431/FO/2020 (as amended) approved 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."

Background

There has been multiple Condition Discharge Applications and Non-Material Amendment Applications submitted and approved against Condition 32 (Highway Works), as follows:

- Condition Discharge Application Ref: CDN/21/0150, approved on 16 March 2021, against Items 1 and 2 of Condition 32.

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- Non-Material Amendment Application Ref: 139662/NMC/2024, approved on 18 April 2024 to amend the condition wording to include an additional part (b) to Condition 32 for a monitoring regime for VIP drop off strategy.
- Condition Discharge Application Ref: CDN/24/0043, approved on 19 April 2024, against Items 3, 5, 7, and 8 of Condition 32a.

In addition, a Non Material Amendment Application (Ref: PP-13044179) has been submitted on 20th May 2024 to amend the condition wording to include taxi rank strategy to the monitoring regime introduced by Non-Material Amendment Application Ref: 139662/NMC/2024.

This Application is, therefore, submitted to discharge Items 4 and 6 of Condition 32a of Planning Permission 126431/FO/2020 (as amended).

The Applicant has engaged in pre-application discussions with MCC Highways and the Planning Case officer to agree on the format and scope of the Application, where confirmation was received on 19 April 2024 via email correspondence.

Table 1 below confirms the condition wording and the documents submitted in support of this Application.

Table 1: Condition Wording and Supporting Information

Condition Wording (as proposed to be amended by concurrent NMA Ref: PP-13044179)		Partial/Full Discharge	Document Submitted
32	Highway Works <i>a) "Prior to the first use of the development hereby approved, a scheme of highway works in parts 1, 2, 3, 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, shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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."</i>	Partial Discharge – part (a) Items 4 and 6	- Co-op Live Sport City Way Crossing, prepared by Populous. - Transport Strategy Report, prepared by the Applicant

Condition Wording (as proposed to be amended by concurrent NMA Ref: PP-13044179)	Partial/Full Discharge	Document Submitted
<i>For the avoidance of doubt this shall include the following:</i> <i>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]</i> <i>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);</i> <i>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/21/0150]</i> <i>4. Installation of fixed bollards, retractable bollards and planters to Sportcity Way);</i> <i>5. Introduction of VIP drop off and U Turn facility;</i> <i>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);</i> <i>7. Dropped kerbs and tactile paving to vehicle access points;</i> <i>8. Provision of additional Variable Message Boards (VMS) including agreed locations and timescale for implementation;</i> <i>The approved scheme for parts 1, 2, 3, 5, 6, 7 and the temporary arrangements for part 8 shall be implemented and be in place prior to the first use of the arena hereby</i>		

Condition Wording (as proposed to be amended by concurrent NMA Ref: PP-13044179)	Partial/Full Discharge	Document Submitted
<i>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.</i> <i>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.</i> <i>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</i>		

Condition Wording (as proposed to be amended by concurrent NMA Ref: PP-13044179)		Partial/Full Discharge	Document Submitted
	<i>agreed in writing by the City Council, as Local Planning Authority."</i>		

The information submitted in support of this application is considered suitable to enable the partial discharge of Parts 4 and 6 of Condition 32a of the Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended).

Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted via the Planning Portal under reference: PP-13046027.

A fee has been paid to Manchester City Council for £145, 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 partial discharge of Parts 4 and 6 of Condition 32a of Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended) as outlined above.

If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (0161 455 8084/ jchatfield@deloitte.co.uk).

Yours sincerely



Deloitte LLP
Encl.