

9 April 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 Full Discharge of Conditions 22 and 23 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 fully discharge Conditions 22 (Plant and M&E Acoustic Insulation) and 23 (Arena Acoustic Insulation) 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."

Conditions Discharged

Part a of Condition 22 (Plant and M&E Acoustic Insulation) was discharged on 11 September 2023 under application Ref. CDN/23/0446 through the submission of a Plant Noise Assessment, prepared by SRL.

Part a of Condition 23 (Arena Acoustic Insulation) is a compliance condition which lists the acoustic reports approved as part of the original Planning Permission.

This Application is submitted to discharge Conditions 22 and 23 of Planning Permission 126431/FO/2020 (as amended) in full through submission of the acoustic verification information against part b of each condition.

The Applicant has engaged in pre-application discussions with Environmental Health Officers to agree the methodology for verification in advance of the acoustic testing and submission of this application. A meeting also took place on 8 April to summarise the results presented in the Acoustic Validation Testing Report submitted in support of this application.

The survey results outlined in the Acoustic Validation Testing Report, prepared by SRL, show no significant variations between the measured noise levels when the plant is either on or off at the measurement locations and that the derived entertainment noise levels at the nearest sensitive receptors are below the noise limits at all frequencies. The survey did identify one acoustic weakness in the south façade when subjective listening tests were undertaken. Two MVHR intake louvres located in the level 04 south hangout bar were not connected to the louvres by ductwork. The Applicant is rectifying this weakness through the installation of ductwork, sealed appropriately to the louvres and lagged with a dense barrier material (with a minimum mass per unit area of 10 kg/m²). Photographs of installation will be submitted as evidence shortly to enable condition discharge in advance of occupation.

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		Partial/Full Discharge	Document Submitted
22	Plant and M&E Acoustic Insulation <i>“a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.</i> <i>b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved under part (a) of this planning condition. The verification report shall include post completion</i>	Full Discharge	- Acoustic Validation Testing Report, prepared by SRL.

Condition Wording	Partial/Full Discharge	Document Submitted
<i>testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."</i>		
23b Arena Acoustic Insulation <i>"a) The acoustic insulation of the arena building hereby approved shall be implemented in accordance with the following documents:</i> <i>- 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;</i> <i>- Acoustic response prepared by BuroHappold stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020; and</i> <i>- Technical Note 'Noise and Vibrations' stamped as received by the City Council, as Local Planning Authority, on the 3 July 2020</i> <i>b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved within part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."</i>	Full Discharge	- Acoustic Validation Testing Report, prepared by SRL.

The information submitted in support of this application is considered suitable to enable the full discharge of Conditions 22 and 23 of 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-12764728.

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 full discharge conditions 22 and 23 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

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a thin black rectangular border.

Deloitte LLP
Encl.