

20 May 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Etihad Campus, Manchester
Application for Non-Material Amendments to Planning Permission Ref: 126431/FO/2020

Please find enclosed an application under Section 96a of the Town and Country Planning Act, for non-material amendments to Planning Permission ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022). The proposals specifically seek to amend the wording of Condition 32 (Highway Works) ('The Application').

The Applicant is OVG Manchester Limited ('The Applicant').

Background

Planning Permission (Ref: 126431/FO/2020) (as amended) approved the following description of development on 23 October 2020:

"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."

Construction commenced in November 2020, with completion targeted for May 2024.

A Non-Material Amendment Application (Ref: 139662/NMC/2024) was recently approved by Manchester City Council on 18 April 2024, as part of the application the wording of Condition 32 was amended.

Subsequently, a Condition Discharge Application (Ref: CDN/24/0043) was determined by Manchester City Council on 19 April 2024, and as part of this application, parts 3, 5, 7, and 8 of Condition 32 were successfully discharged.

The Applicant now requires approval of further amendments to the wording of Condition 32b (Highway Works), in particular to introduce a monitoring mechanism for the taxi rank element of the approved scheme.

The proposed amendments were discussed with the Local Planning Authority and the approach to formalise the proposed amendments via a non-material amendment ('NMA') was agreed in principle by the Case Officer via telephone and email correspondence on 1 May 2024. Further information on the proposed amendments is provided in the following sections.

Proposed Description of Development

The proposed Description of Development for this Application is as follows:

"Non-material amendment to Planning Permission 126431/FO/2020 to vary the wording of Condition 32b (Highway Works)."

Proposed Non-Material Amendments

Condition 32b (Highway Works)

The existing and proposed wording of Condition 32b are detailed within Table 1 below.

Table 1: Existing and Proposed Wording of Condition 32b

Existing	Proposed
<i>"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 should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the VIP drop off 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.</i> <i>The City Council may request an Interim VIP drop off 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 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. 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."</i>	<i>"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</i>

Existing	Proposed
	<i>be agreed in writing by the City Council, as Local Planning Authority."</i>

Summary

The proposed amendments in this application for non-material amendments will not materially change the scheme approved under the Planning Permission Ref. 126431/FO/2020 (as amended), that it is in accordance with the Development Plan when taken as a whole. The proposed strategy to amend the wording of Condition 32b has been agreed in principle with the Local Planning Authority in advance of the submission of this application.

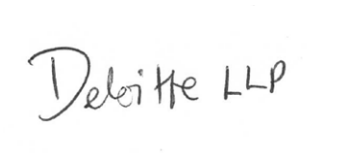
This application for non-material amendments comprises this Covering Letter, the Application Form, and Notices prepared by Deloitte.

The Application has been submitted via the Planning Portal under Reference: PP-13044179. The application fee of £293, in addition to the prerequisite Planning Portal service charge, will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).

Yours sincerely



Deloitte LLP
Encl.