

14 March 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 Minor-Material Amendments to Planning Permission Ref: 126431/FO/2020

Please find enclosed an application for minor material amendments to Planning Permission ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022), in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) ('The Application'). The Applicant is Eastlands Arena Limited ('The Applicant').

The Description of Development, as approved by Planning Permission Ref: 126431/FO/2020 is as follows:

"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."

Planning Permission Ref: 126431/FO/2020 (as amended) has been implemented and construction is underway on-site. The development is scheduled to complete in April 2024.

Background

The intention for Co-op Live has always been to operate as a 'best-in-class' flexible use arena that seeks to attract a variety of high-quality events to Manchester. The arena has been designed to be flexible and versatile allowing Co-op Live to target annual special televised events including: The BRITs; MTV EMAS; The Soap Awards; BAFTA Film Awards; Pride of Britain Awards; and National Television Awards. Testament to this is the recent announcement that the MTV European Music Awards 2024 is going to be held at Co-op Live. It is also designed to attract a variety of other private events including AGM's award nights; conferences; production / promotion launches; social parties; team building activities; and exclusive VIP events including drink receptions, product launches, networking opportunities, and VIP after parties as well as local community use. The arena's ancillary spaces have been specifically designed to support such events.

To support the effective operation of the ancillary spaces at the arena and attract the best events to the city, the Applicant has recently agreed a Premises Licence with Manchester City Council in March 2024. The Premises Licence permits the following opening hours:

- Auditorium bowl: 10:00 to 23:30 daily, with closure by midnight.
- Ancillary Hospitality Spaces:
 - Sunday to Thursday: 10:00-01:00 (with closing time of 01:30);
 - Friday and Saturday: 10:00-02:00 (with closing time of 02:30);
 - Sundays prior to a Bank Holiday: 10:00-02:00 (with closing time of 02:30); and
 - The podium will be operational between 10:00 to 22:00 daily.

Condition 14 of Planning Permission Ref: 126431/FO/2020 (as amended) is worded to limit the hours of operation for events and hospitality use between the hours of 0900 and 0000 Monday to Sunday, with flexibility to agree extended hours with the Local Planning Authority on a maximum of 25 occasions per annum. In respect of the auditorium bowl event use only, the hours within the Premises Licence align with Condition 14, however the hours of operation for the ancillary hospitality spaces that extend beyond those currently permitted by the condition.

Therefore, a minor-material amendment to Planning Permission Ref: 126431/FO/2020 (as amended) is required to align the hours of operation within Premises Licence and the Planning Permission.

Proposed Amendments

Condition 14 is proposed to be amended to remove reference to 'hospitality use' and only relate to the hours of operation for arena auditorium bowl events, retaining the hours currently specified in the condition as 0900 and 0000 Monday to Sunday. The flexibility to agree extended hours for the auditorium bowl in advance in writing with the City Council as Local Planning Authority on a maximum of 25 occasions per annum is also proposed to be retained.

Condition 15 is also proposed to be amended to include reference to the Strategy for Use of the Ancillary Spaces, prepared by OVG and submitted as part of this Application. This strategy details the proposed hours of operation and operational management procedures associated with all the ancillary hospitality spaces at the arena on non-event days and event days and includes plans outlining the relevant spaces in the Appendix. Aligning to the Premises Licence, the flexibility to agree extended hours with the Local Planning Authority on a maximum of 25 occasions per annum and not more than three nights consecutively is also proposed to be included.

An application to discharge Condition 15 has recently been submitted to the Local Planning Authority to address the current pre-occupation condition wording (in advance of the expected determination of this application for minor-material amendments) under Planning Portal Ref. PP-12764581. The Strategy submitted in support of this condition discharge application focusses on the use of the F&B elements within the concourse area on non-event days. This strategy will be superseded upon determination of this minor-material amendment application through the submission of the Strategy for Use of the Ancillary Spaces which includes the same details for the concourse area.

The proposed strategy above enables the operational management procedures and associated hours of use for the arena auditorium bowl to be separated from that associated with the ancillary hospitality spaces. It ensures that the planning conditions align to the agreed Premises License.

The proposed revised wording is detailed in the relevant following section as agreed with the Local Planning Authority. The proposed amendments were discussed extensively with the Case Officer at Manchester City Council

via telephone and email correspondence. The approach to formalise the proposed amendments was agreed in principle by the Case Officer via email correspondence on 7 March 2024.

Proposed Revised Conditions

The following table details the current wording of Conditions 14 and 15 and the proposed revised wording. All other condition wording remains as per Planning Permission Ref: 126431/FO/2020 (as amended).

Table 1: Current and proposed revised condition wording

Current condition wording	Proposed revised condition wording
<p>14) "The arena shall be open for event and hospitality 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 events and hospitality between the hours of 0900 and 0000 Monday to Sunday.</p> <p>In the event that there is a requirement to operate the arena or 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."</p>	<p>14) "The arena shall be open for bowl event and hospitality 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 and hospitality between the hours of 0900 and 0000 Monday to Sunday.</p> <p>In the event that there is a requirement to operate the arena bowl or 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 bowl event will only be acceptable on a maximum of 25 occasions per annum and no more than three consecutive occasions."</p>
<p>15) "Prior to the first use of the arena hereby approved, a strategy for use of the ancillary spaces throughout the arena building, including kiosks to the canal (as shown on drawing BRA-POP-ZZ-01-DR-A-0613 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022), on non-arena event days shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>For the avoidance of doubt, this shall include details of the nature of the uses which would take place within the ancillary spaces including which facilities/spaces would be made available, the amount of floorspace to be utilised, operating hours and any management arrangements to ensure authorised access to the arena building only.</p> <p>The use of the ancillary spaces on non-arena event days shall be carried out in accordance with this strategy for as long as the arena is in use."</p>	<p>15) "The ancillary and hospitality spaces throughout the arena building should be operated on event days and non-event days in accordance with the Strategy for Use of the Ancillary Spaces, stamped as received by the City Council, as Local Planning Authority, on the 11th March 2024 for as long as the arena is in use.</p> <p>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."</p>

National Planning Policy Framework (2023)

Full consideration of the proposals against the NPPF is considered within the original Planning and Tall Building Statement approved under Planning Permission Ref: 126431/FO/2020. Since the approval of the original application in September 2020, there have been three revisions to the document, one in 2021 and two in 2023. The latest changes made to the NPPF in September and December 2023, which focused largely on reforms to housing delivery, “out of character” residential development, Green Belt alterations and energy efficiency improvements, have been considered within the context of the proposed amendments and it has been concluded that they do not materially alter the conclusions from the original assessment. More specifically, after review, it is concluded that the Proposed Amendments under this Application do not affect the previous considerations of the proposals approved under Planning Permission Ref: 126431/FO/2020.

Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP), there has been no change in local planning policy since the Planning Permission Ref: 126431/FO/2020 was granted.

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy and will support the growing population of Manchester and its associated economic growth.

The Places for Everyone (Pfe) Plan is to be adopted by Manchester City Council imminently. As such it is considered as a relevant part of the Local Development Plan for the purpose of this Application, this gives the Pfe Plan substantial weight in the consideration of planning applications. We have therefore reviewed the Pfe plan against the context of these proposed amendments and consider that the proposals are in accordance with the Pfe Plan policies.

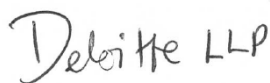
Summary

In addition to the Strategy for the Use of Ancillary and Hospitality Spaces and this Covering Letter, the Application also comprises the Application Form, submitted via the Planning Portal under reference: PP-12863279.

A fee has been paid to Manchester City Council for £293, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority’s confirmation that the application has been validated. 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.