

14 December 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application for Discharge of Conditions 25 and 26 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 discharge conditions 25 (Fumes and Odour Scheme) and 26 (Building and Site Lighting Scheme) 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 Discharge

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
25	Fumes and Odour Scheme <i>Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.</i>	Full Discharge	- Fumes and Odour Scheme prepared by SES Engineering Services Ltd.
26	Building and Site Lighting Scheme <i>The development hereby approved shall include a building and site lighting scheme including details of illumination of external areas, potential impact on the tram line during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.</i> <i>The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.</i>	Full Discharge	- Exterior Lighting Assessment (Ref: BRA-MEE-ZZ-ZZ-RP-EL-7001), prepared by ME Engineers; - External Lighting and CTV Layout BRA-SES-ZZ-ZZ-DR-X-62804, prepared by SES Engineering Services Ltd. - Co-op Live External Lighting Calculations, prepared by McInnes.

Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the application form, submitted via the Planning Portal under reference: PP-12658948.

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 discharge of conditions 25 and 26 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 positioned to the left of a vertical line that separates it from the rest of the page content.

Deloitte LLP
Encl.