

08 February 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application to Discharge Condition 28 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 28 (Secured by Design) 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 document submitted in support of this Application.

Table 1: Condition Wording and Supporting Information

Condition Wording		Partial/Full Discharge	Document Submitted
28	Secured by Design <i>The development shall be carried out in accordance with the Crime Impact Statement (Rev D ref. 2019/0841/CIS/01) (within the Sustainability Statement) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.</i>	Partial Discharge	Letter of Comfort dated 31 st January 2024, prepared by Greater Manchester Police (GMP)

A site visit was carried out by GMP on 18 January 2024, and drawings and information issued as part of the Secured by Design application were reviewed. GMP subsequently prepared a Letter of Comfort, detailing that they are satisfied that the ‘as built’ elements will meet the requirements for Secured by Design for the building.

This Letter of Comfort is submitted in support of the application and is considered suitable to enable the partial discharge of Condition 28 against the pre-occupation element. We request the Decision Notice for the partial discharge of Condition 28 clarifies this and confirms that to fully discharge Condition 28 a full Secured by Design Certificate will be submitted to the Local Planning Authority for consideration within 6 months following occupation.

This approach was agreed through pre-application discussions with the Local Planning Authority on 24 November 2023.

Summary

In addition to the Letter of Comfort, prepared by GMP, and this Covering Letter, the application also comprises the Application Form, submitted via the Planning Portal under reference: PP-12764691.

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 condition 28 (Secured by Design) 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.

Deloitte LLP

Encl.