

4 August 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 30, 40, 41 and 43 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 Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) ("This Application"). The Applicant is OVG Manchester Limited ("The Applicant").

This Application is submitted to discharge conditions 30 (Cycle parking); 40 (Photovoltaics); 41 (Roof Signage); and 43 (Public Art), 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

Condition 30 (Cycle Parking)

A total of 240 cycle parking spaces are proposed at the Etihad Campus, comprised of two cycle store locations.

- 100 cycle parking spaces are proposed to the west of Joe Mercer Way on the edge of the Blue Car Park (H), north of Sportscity Way. The cycle store comprises a two-tier cycle stand solution under a cubic open shelter with a sedum roof.
- A further 140 cycle parking spaces are proposed beneath the Sir Howard Bernstein Way footbridge, comprised of a two-tier cycle stand solution.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

The information submitted, as outlined in Table 1, is considered suitable to enable the full discharge of Condition 30.

Condition 40 (Photovoltaic Equipment)

An array of photovoltaic (PV) panels are proposed on the roof of Co-op Live. The PV modules will be installed on a flat surface in four quadrants, as shown on drawing reference: BRA-POP-ZZ-ZZ-RF-DR-A-0110. Each proposed PV module comprises 1692mm x 1194mm x 32mm (including frame).

The information submitted, as outlined in Table 1, is considered suitable to enable the full discharge of Condition 40.

Condition 41 (Roof Signage Strategy)

The intention for feature fixed activation naming rights partner branding at the largest scale available, maximising both broadcast and landmark exposure, was outlined as part of the original planning application.

The Applicant is proposing to activate the roof of Co-op Live with a large naming rights partner branding sign to depict the 'coop LIVE' logo. The letters of the signage will be individually fixed to the rooftop by perforated aluminium panels fixed with clamps to the standing seam roof. The naming rights partner brand mark will align flush on the pitched roof and will not alter the architectural aesthetic or be visible from ground level.

Further details on the specification, design and location of the signage proposed can be found within the Signage Strategy submitted in support of this application.

An application for advertisement consent for the proposed rooftop signage has also been submitted to the Local Planning Authority concurrently to this application.

The information submitted, as outlined in Table 1, is considered suitable to enable the discharge of Condition 41.

Condition 43 (Public Art)

A landmark sign which reads "COOP LIVE" is proposed within the public realm to the southwestern corner of Co-op Live, adjacent to Sportcity Way.

The landmark sign is proposed to be freestanding with a foundation plinth constructed from concrete. It comprises stainless steel with a mirror polished finish, with a 9.5mm clear polycarbonate face to facilitate illumination. It is proposed to be internally illuminated with static white LEDs and comprises the following dimensions: 13516mm x 3817mm x 1100mm.

The Podium Sign is proposed to be a means of wayfinding and to identify the arena and will act as a key landmark and iconic sign, which will further improve placemaking at the Etihad Campus. It also forms an important element of the wind mitigation strategy for the Site as approved under Planning Permission Ref. 126431/FO/2020.

Advertisement consent was approved on 8 September 2022 for the proposed signage, under consent reference: 134440/AO/2022.

The information submitted, as outlined in Table 1, is considered suitable to enable the discharge of Condition 43.

Table 1: Condition Wording and Supporting Information

Condition Wording		Partial/Full Discharge	Document Submitted
30	Cycle Parking <i>"Prior to the first use of the arena hereby approved, details of the location and specification of 240 covered cycle spaces within the Etihad Campus shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the arena and thereafter retained and maintained in situ for as long as the development remains in use."</i>	Full Discharge	Drawings: • 22588 -TUR-DR- -01; • 22588 -TUR-DR- -02; • 22588 -TUR-DR- -03; and • 22588 -TUR-DR- -04. Documents: • Co-op Live Proposed Cycle Storage Details, prepared by OVG; • Turvec Open Cubic Data_Sheet VEC139, prepared by Turvec; and • Two tier Bike Rack Data Sheet 1, prepared by Turvec.
40	PVs <i>"Notwithstanding drawing BRA-POP-ZZ-RF-DR-A-0620 Rev 04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2022, prior to the first use of the arena hereby approved, details of the specification, siting, scale, and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ."</i>	Full Discharge	• Coop Live CAD Overview, prepared by Aniron Renewables; • Coop Live CAD X-Section, prepared by Aniron Renewables; and • Data sheet Q.PEAK DUO BLK M-G11Plus series, prepared by QCells.

41	Roof Signage <i>"Notwithstanding the information shown on drawing reference BRA-POP-ZZ-RF-DR-A0620 Rev 04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2022, prior to the first event at the arena, final details of a signage strategy for the roof signage shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be used to inform future signage for the roof."</i>	Full Discharge	Roof Top Signage Strategy, prepared by Astra Group.
43	Public Art <i>"Prior to the first use of the development hereby approved, details of the 3D public art installation shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of siting, scale, and appearance. The approved details shall then be implemented prior to the first use of the development hereby approved."</i>	Full discharge	Eastland Arena Ltd CO-OP LIVE Landmark Sign, prepared by Widdsigns.

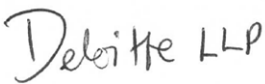
Summary

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-12345103.

A fee has been paid to Manchester City Council for £116, in addition to an administrative fee 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 30, 40, 41, and 43 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



Deloitte LLP

Encl.