

03 July 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 8, 19, 22a, and 38 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 BAM Construction Ltd ("The Applicant").

This Application is submitted to discharge conditions 8 (Materials Samples and Specifications), 19 (Bat and Bird Boxes), 22a (Acoustic Scheme – Plant), and 38 (Details of Roller Shutters), 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 8 (Materials Samples and Specifications)

Condition 8 was partially discharged on 15 Feb 2021 under application ref. CDN/20/0865 in relation to part a); the pre-commencement element of the Condition.

A meeting was held on-site with Manchester City Council Planning Officers on 28 October 2021 to present and agree all the proposed materials to be used on the external elevations. Condition 8 was then fully discharged on 11 April 2022 under application ref. CDN/22/0176.

A revised Planning Façade Materials Schedule (22.05.2023), prepared by Populous, is now provided to fully re-discharge Condition 8 to reflect changes previously approved under non-material references 133321/NMC/2022 and 134134/NMC/2022 and to formalise changes required following detailed design development.

The Application seeks to formalise the following updates to the materials strategy:

- Change in materials to the loading bay entrance through the provision of powder coated metal louvres instead of pre-cast concrete to ensure appropriate ventilation and emergency egress. The louvres are proposed to be of the same colour as the pre-cast concrete. The proposed change in materiality was approved in April 2022 under Non-Material Amendment ref. 133321/NMC/2022;
- Change in materials to the Canalside Folding Doors from pre-cast concrete to powder coated profiled aluminium, with colour RAL9002 to match pre-cast concrete;
- Colour details of Canalside ceramic wall tiles included, referencing "Pavigres 21 Uni";
- Change in material of Canalside windows, located behind Canalside folding doors, to black powder coated RAL9005; and
- Omission of the North West Entrance Swing Gate; and
- Bowl roof material updated to an aluminium standing seam roofing, as approved under Non-Material Amendment ref. 134134/NMC/2022.

The design intent and elevational approach of the development is not materially affected by the proposed changes in materiality, which remain high-quality. The information submitted against Condition 8, as outlined in Table 1, is considered suitable to enable the full re-discharge of Condition 8.

Condition 19 (Bird and Bat Boxes)

Four timber single bat boxes and four multi-species timber bird boxes are proposed to be located to the Canalside landscaping of the development as identified on the Landscape Site Plan.

The information submitted against Condition 19, as outlined in Table 1, is considered suitable to enable the full discharge of Condition 19.

Condition 22a (Acoustic Scheme - Plant)

A Plant Noise Assessment is submitted in support of the partial discharge of Condition 22, in relation to part a) only. This details that a noise propagation model has been undertaken to predict the cumulative noise levels of external plant items at the nearest noise sensitive receptors (Stuart Street, Gibbon Street, Broxton Lane, and Briscoe Lane).

The Assessment finds that when assessed in accordance with BS 4142:2014+2019, noise from the plant will have a low impact and will comply with the requirements of Condition 22a to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

The information submitted against Condition 22a, as outlined in Table 1, is considered suitable to enable the discharge of Condition 22 in relation to part a) only.

Condition 38 (Details of Roller Shutters)

We politely request that Condition 38 is fully discharged on the basis that there are no roller shutters proposed.

Table 1 below confirms the condition wording and the documents submitted in support of this Application and further information is detailed against each condition underneath.

Table 1: Condition Wording and Supporting Information

Condition Wording		Partial/Full Discharge	Document Submitted
8	Material Samples and Specifications <i>a) Prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include details of full sized sample panels, jointing and fixing details, details of the drips to prevent staining and ventilation louvre details, that will be prepared for inspection and a strategy for quality control management.</i> <i>b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.</i>	Full Discharge	- Planning Façade Materials Schedule (22.05.2023), prepared by Populous.

19	Bird and Bat Boxes <i>Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ.</i>	Full Discharge	- BRA-POP-ZZ-ZZ-DR-L-0650 – Landscape Site Plan - BRA-POP-ZZ-ZZ-DR-L-0650 – Typical Bird and Bat Boxes Details
22a	Acoustic Scheme – Plant <i>Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.</i>	Partial discharge of Condition 22 against part a) only.	- 15416-SRL-RP-YA-008-S2-P02 - Plant Noise Assessment (14 October 2022), prepared by SRL A Verification Report will be prepared and submitted to Manchester City Council prior to first use of the development to enable full discharge of Condition 22.
38	Details of Roller Shutters <i>Prior to the first use of the development, details of any external roller shutters to the ground floor of the arena 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.</i>	Full discharge	- N/A as no roller shutters are proposed.

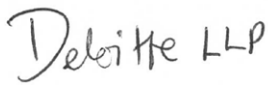
Summary

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-12160766.

A fee has been paid to Manchester City Council for £116, 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 8, 19, 22a, and 38 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 contained within a thin black rectangular border.

Deloitte LLP
Encl.