

22 June 2022

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

Dear Jennifer,

**Co-op Live (Planning Permission Ref: 126431/FO/2020)
Application for Non-Material Amendment**

We write with regards to the development of Co-op Live at the Etihad Campus, which was granted Planning Permission by Manchester City Council ('MCC') in October 2020 under Planning Permission Reference: 126431/FO/2020, to make an application for a Non-Material Amendment ('NMA') under Section 96A of the Town and Country Planning Act 1990 (as amended). The Applicant is Eastlands Arena Limited ('The Applicant').

The consented development comprises:

"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"

The Planning Permission has been implemented and construction is underway on-site. The development is scheduled to complete in 2023.

Following further design work by the project team in conjunction with the contractor and suppliers, a number of non-material amendments to the building have been identified; required to ensure the deliverability of a high-quality and sustainable development.

This Letter is submitted in support of an application under S96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission Ref: 126431/FO/2020 to formalise proposed amendments to the roof. It is proposed to amend Conditions 2 (Approved Plans and Documents), 40 (Solar Panels), and 41 (Roof Signage Strategy) of the consent to allow the substitution of revised drawings to formalise these proposed changes.

A further application to discharge Condition 8b (Material Schedule) is proposed to be submitted concurrently alongside this NMA application to formalise the revised proposed roof material. This includes the submission of a revised Materials Schedule.

Proposed Changes

The proposed changes are labelled within the set of 'Clouded' amendment plans and comprise a change of material to the roof to provide a metal standing seam solution, which can utilise a proprietary fixing rail system as opposed to the approved single ply system. This ensures better longevity provides a solution which is more suitable and robust for the proposed photovoltaics (PVs).

This has resulted in an overall reduction in roof pitch height of 726mm. The parapet height remains the same as the consented position.

The previously consented single ply membrane was not considered to be a robust solution as this would not be appropriate to accommodate heavy foot traffic for the connectivity, installation, and maintenance of PVs.

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the operation, use, or visual appearance of Co-op Live, as approved under Planning Permission Ref: 126431/FO/2020 and subsequent NMAs.

It is considered that the changes to the approved scheme are all non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the originally approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission ref: 126431/FO/2020; and
- The changes are not contrary to any national or local policies.

As such, these proposed amendments can be considered as non-material, as agreed with MCC Planning Officers in a pre-application consultation meeting on 18 May 2022 and subsequent email communication.

Superseded Drawings

Table 1 summarises all the previously approved drawings, with revised drawings relevant to this Section 96a application highlighted. Conditions 2 (Approved Plans and Documents), 40 (Solar Panels), and 41 (Roof Signage Strategy) of Planning Permission Ref. 126431/FO/2020 are to be amended to reflect these changes.

Table 1: Approved and Revised Drawing Names and References

Approved Drawing Reference	Approved Drawing Name	Approved Drawing Revision	Revised NMA Drawing
BRA-POP-XX-XX-DR-A-0600	SITE - EXISTING LOCATION PLAN	0	
BRA-POP-XX-XX-DR-A-0601	SITE - EXISTING SITE SURVEY	0	
BRA-POP-XX-XX-DR-A-0602	SITE - EXISTING SITE SURVEY NORTH	0	
BRA-POP-XX-XX-DR-A-0603	SITE - BLOCK PLAN	0	
BRA-POP-XX-XX-DR-A-0605	SITE - PROPOSED SITE PLAN	02	
BRA-POP-XX-XX-DR-A-0606	SITE - PROPOSED BLOCK PLAN	02	
BRA-POP-XX-XX-DR-A-0607	SITE - EXISTING LOCATION PLAN	P00	
BRA-POP-XX-XX-DR-A-0608	SITE - EXISTING SITE SURVEY	P00	
BRA-POP-ZZ-B1-DR-A-0610	LEVEL B1 - ALL ZONES	0	
BRA-POP-ZZ-GF-DR-A-0611	LEVEL GF - ALL ZONES	02	
BRA-POP-ZZ-M0-DR-A-0612	LEVEL M0 - ALL ZONES	0	
BRA-POP-ZZ-01-DR-A-0613	LEVEL 01 - ALL ZONES	02	
BRA-POP-ZZ-02-DR-A-0614	LEVEL 02 - ALL ZONES	02	
BRA-POP-ZZ-03-DR-A-0615	LEVEL 03 - ALL ZONES	02	
BRA-POP-ZZ-04-DR-A-0617	LEVEL 04 - ALL ZONES	02	
BRA-POP-ZZ-M4-DR-A-0618	LEVEL M4 - ALL ZONES	0	
BRA-POP-ZZ-05-DR-A-0619	LEVEL 05 - ALL ZONES	02	
BRA-POP-ZZ-RF-DR-A-0620	ROOF LEVEL - ALL ZONES	02	04
BRA-POP-XX-ZZ-DR-A-0623	ELEVATIONS	03	05
BRA-POP-XX-ZZ-DR-A-0624	ELEVATIONS	03	05
BRA-POP-XX-ZZ-DR-A-0625	OVERALL SECTIONS 01 & 02	02	04
BRA-POP-XX-ZZ-DR-A-0626	OVERALL SECTIONS 03 & 04	02	04
BRA-POP-XX-ZZ-DR-A-0627	FACADE SECTIONS	02	
BRA-POP-XX-ZZ-DR-A-0628	FACADE SECTIONS	02	04
BRA-POP-ZZ-ZZ-DR-A-0629	FACADE - OFFICE WINDOWS	02	
BRA-POP-XX-ZZ-DR-A-0630	FACADE - TYPICAL PERFORATED PANELS	02	
BRA-POP-XX-ZZ-DR-A-0631	FACADE - TYPICAL ENTRANCE DOORS	02	
BRA-POP-XX-01-DR-A-0632	FACADE - CANALSIDE UP AND OVER DOOR	02	
BRA-POP-XX-01-DR-A-0633	FACADE - BOX OFFICE	02	
BRA-POP-XX-GF-DR-A-0634	FACADE - NORTHWEST ENTRANCE	02	

BRA-POP-XX-GF-DR-A-0635	FACADE - SERVICE YARD & VIP ENTRANCE	02	
BRA-POP-ZZ-ZZ-DR-L-0650	LANDSCAPE SITE PLAN	02	
BRA-POP-ZZ-GF-DR-L-0651	LANDSCAPE GENERAL ARRANGEMENT PLAN	02	
BRA-POP-ZZ-01-DR-L-0652	LANDSCAPE GENERAL ARRANGEMENT PLAN	02	
BRA-POP-ZZ-GF-DR-L-0653	HARD LANDSCAPE AND FURNITURE PLAN	02	
BRA-POP-ZZ-01-DR-L-0654	HARD LANDSCAPE AND FURNITURE PLAN	02	
BRA-POP-ZZ-GF-DR-L-0655	SOFT LANDSCAPE PLAN	02	
BRA-POP-ZZ-01-DR-L-0656	SOFT LANDSCAPE PLAN	02	
BRA-POP-ZZ-ZZ-DR-L-0657	LANDSCAPE SECTIONS	02	
BRA-POP-ZZ-ZZ-DR-L-0658	TYPICAL PAVING DETAILS	02	
BRA-POP-ZZ-ZZ-DR-L-0659	GATES ELEVATION	P00	
BRA-POP-XX-XX-DR-YW-0660	WAYFINDING TOTEM LOCATION AND ELEVATION	0	
BRA-POP-ZZ-ZZ-DR-L-0665	SOFT LANDSCAPE PLAN GROUND FLOOR	01	

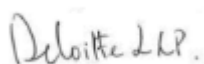
Application Submission

This application has been submitted through the Planning Portal website (ref: PP-11323064), alongside the application fee of £234, plus an administrative fee from the Planning Portal. In summary, the following documents are submitted alongside this Covering Letter:

- Application Forms, Notices, Certificates – prepared by Deloitte;
- Revised Plans and Elevations as indicated in Table 1 above – prepared by Populous; and
- Materials Schedule - prepared by Populous.

We trust you will find this application in order and look forward to receiving written confirmation that the application has been registered. Please do not hesitate to contact Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102) should there be any questions regarding this application.

Yours sincerely



Deloitte LLP