

16 November 2021

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

Dear Jennifer,

Application for Full Planning Permission for a Security Hut at the Co-op Live Site, Etihad Campus.

Please find enclosed an application for Full Planning Permission for a Security Hut at the Co-op Live Site at the Etihad Campus. The Applicant is Eastlands Arena Ltd ('the Applicant').

The Site currently comprises an area of landscaping located to the southern edge of the North Car Park at the Etihad Campus, to the north of Sportcity Way.

In October 2020, Planning Permission (Ref: 126431/FO/2020) was granted on the site for the *"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 purpose of the proposed security hut is to ensure that a search and validation of each vehicle occurs prior to entry into the Arena's Service Yard. This will ensure that only permitted vehicles gain access and performs a major part of the venue's counter terrorism mitigation procedures.

The Proposed Development for the Security Hut is described as follows:

"Erection of a Security Hut, with associated access and landscaping and other associated works"

This Covering Letter forms the supporting statement submitted in support of this application and should be read in conjunction with the following supporting documentation:

- Site Location Plan - prepared by Populous;
- Planning Application Drawings, including: existing and proposed site plans and scaled and annotated, existing and proposed elevations of the proposed security hut at a scale of 1:20 - prepared by Populous;
- Design and Access Statement - prepared by Populous;

- Construction Management Plan - prepared by the Applicant;
- Operating Plan - prepared by the Applicant; and
- OVG Manchester – Operating Schedule and Event Management Plan - prepared by Laudation.

The list of supporting documentation was agreed during pre-application discussions with a Planning Officer at Manchester City Council (MCC).

Site Location and Description

The Site comprises approximately 12 sqm of informal soft landscaping and is located to the north of Sportcity Way and the proposed arena at an existing access point into the North Car Park at the Etihad Campus. The Site is shown on the Site Location Plan extracted below.

Figure 1: Site Location Plan



The North Car Park is currently used for parking during events at the Etihad Stadium, accessed from Alan Turing Way onto Sportcity Way. To support the function of this access/egress point to the North Car Park from Sportcity Way, an upgrading of the existing vehicle access/ egress point was approved as part of Planning Permission Reference 126431/FO/2020. This approved layout is reflected on the existing plans.

Once the arena is operational, the access point into the North Car Park (where the Security Hut is proposed to be located) will be used by vehicles accessing the Arena's Service Yard.

The Proposed Development

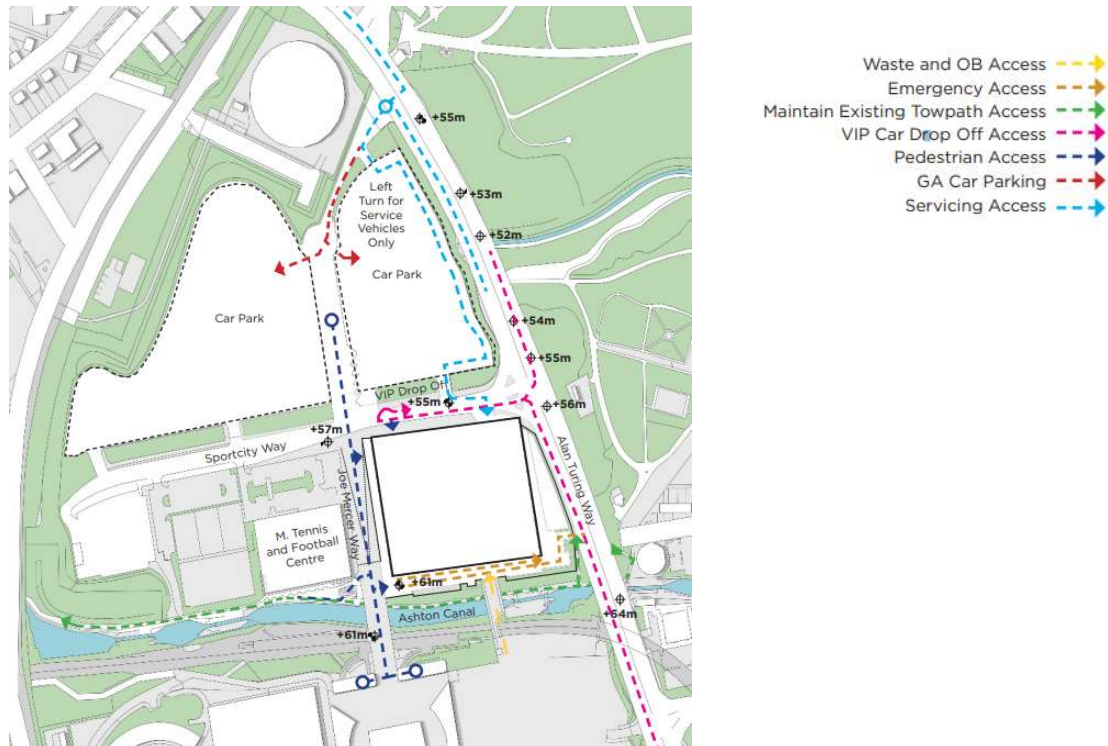
The Proposed Development comprises the erection of a Security Hut to the access / egress point into the North Car Park to the north of Sportcity Way, with associated hard landscaping proposed in the form of coated macadam paving.

The Security Hut is proposed to house two security officers who will control the access of vehicles across Sportcity Way and into the Arena's Servicing Yard and to ensure the search and validation of each vehicle prior to entry. This is proposed to ensure that only permitted vehicles can gain access to the Servicing Yard and performs a major part of the venue's counter terrorism mitigation procedures.

As outlined in Planning Permission Reference 126431/FO/2020, vehicles will enter the North Car Park at the northmost entrance (Gate 1) from Alan Turing Way. At Gate 1, there is a slip lane that will take vehicles into the Arena security lane. There will also be CCTV, an intercom system and an arm barrier at the entrance, set back sufficiently from the main carriageway and the security officer will check details and permit entry. On entry, the vehicle will make its way along the eastern edge of the North Car Park and will approach the proposed Security Hut. At this point the vehicle will be checked and inspected. Once they are satisfied, they will liaise with the main Control Room for the HVM bollards outside the service yard to be retracted and advise the vehicle to proceed carefully across Sportcity Way towards the Service Yard Entrance where it will be received and admitted into the building. Once the vehicle is in the Service Yard, the bollards will be raised again.

The access arrangements for the arena and servicing is shown in Figure 2 below.

Figure 2: Co-Op Live Access and Circulation



The Security Hut is proposed to be prefabricated, comprising a steel frame with the main external body clad in plastisol bonded to 9mm plywood. The colour remains to be confirmed. It includes grey UPVC windows and a steel external door.

The Security Hut comprises 3m x 3m, equating to 9sqm and is a single storey rising 2.4m in height.

The Security Hut will not require the removal of any valuable vegetation and the existing vegetation surrounding the proposed Security Hut will be retained.

The Security Hut will include general heating and lighting for comfort.

It is proposed to be operated during the following hours:

	Non-Event Day	Event Day
Monday	06:00 – 18:00	05:00 – 03:00
Tuesday	06:00 – 18:00	05:00 – 03:00
Wednesday	06:00 – 18:00	05:00 – 03:00
Thursday	06:00 – 18:00	05:00 – 03:00
Friday	06:00 – 18:00	05:00 – 03:00
Saturday	06:00 – 18:00	05:00 – 03:00
Sunday	06:00 – 18:00	05:00 – 03:00

Buro Happold have reviewed the proposals and confirmed that it does not impact on the traffic flows / calculations for the Co-Op Live arena.

Planning Policy Context

The Adopted Local Development Plan for the Site comprises the following documents:

- Manchester Core Strategy (2012); and
- Saved Policies of the Manchester Unitary Development Plan (UDP) (2005).

The Core Strategy sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and is in line with national policies.

The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

The Local Development Plan is supported by a number of material considerations, including the National Planning Policy Framework (NPPF) (2021), and the National Planning Policy Guidance.

The Site, also known as the “Collar Site”, is located within Core Strategy Policy EC 7 Eastlands Strategic Employment Location in East Manchester; an area outlined as appropriate for a major sports and leisure visitor destination with ancillary retail and offices.

In accordance with this policy allocation and the Council's aspirations for the City, a new 'world-class' arena was approved on the site in October 2020 (Ref: 126431/FO/2020) and is currently under construction. This Security Hut forms a key aspect of the Site's security and anti-terrorism strategy, which supports the delivery of a safe and successful arena that will deliver significant regeneration benefits for the City and the City-Region through employment and economic growth.

Site Specific Considerations

The key site-specific considerations for the proposed Security Hut are considered in turn below against the policies of the Local Development Plan.

Visual Impact

NPPF Chapter 12 places importance on achieving well-designed places. Paragraph 126 highlights the importance of good design stating that it is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy Policy DM 1 (Development Management) states that all developments should have regard to appropriate siting, layout, scale, form, massing, materials and detail and the impact on the surrounding areas in terms of design, scale and appearance.

The proposed Security Hut is of a functional prefabricated design and is proposed to be located in an area which is not immediately visible from the wider surrounding area due to its location behind the access gate and the surrounding shrubs which act as a means of screening.

The Security Hut is a key aspect of the Arena's counterterrorism and security strategy and is of an intentional design so it can be easily identified for the security purpose it provides.

Construction Management

A Construction Management Plan (CMP) has been prepared by the Applicant, which outlines how the construction of the Proposed Development would be managed so as to minimise any potential adverse impact to the local community in accordance with Core Strategy Policy DM1 Development Management.

The construction working hours are proposed to be in accordance with MCC Guidance as follows:

- 07:00am to 18:00pm Monday-Friday;
- 08:30am to 14:00pm on Saturday; and
- No work on Sundays/Bank Holidays.

Any works outside of these hours would be subject to prior approval from MCC in order to protect residential amenity.

Summary and Conclusions

This Cover Letter accompanies an application for Full Planning Permission for a Security Hut at the Etihad Campus, which is proposed to control access for servicing vehicles into the arena. The Applicant is OVG Manchester Limited.

The Site comprises approximately 12 sqm of informal soft landscaping and is located to the north of Sportcity Way and the proposed arena at an existing access point into the North Car Park at the Etihad Campus.

The proposed Security Hut is a critical element of the security strategy for the Co-Op Live arena, which achieved planning permission in October 2020, and which is scheduled to complete construction in Q4 2023. It is critical to ensuring that servicing vehicles have been suitably vetted to ensure the safety of occupants of the arena and surrounding landscaping.

The location and design of the Security Hut is deemed to be suitable and appropriate to the minor nature of the proposals and its function within the context of national and local planning policy and guidance and thus warrants the approval of Manchester City Council.

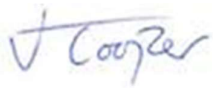
Application Submission

The application has been submitted on the Planning Portal (PP-10225169), alongside the requisite application fees of £234.00 (plus an administrative fee) as paid to Manchester City Council.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

Please contact Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely



John Cooper
Deloitte LLP