

19 February 2021

F.A.O Jennifer Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

OVG Manchester Arena
Application for Discharge of Condition – Planning Permission Ref. 126431/FO/2020

Please find enclosed an application for the partial discharge of Condition 32 attached to Planning Permission Ref. 126431/FO/2020 (as amended by 129267/NMC/2021), relating to the construction of a new indoor arena at the Etihad Campus in Manchester. The Applicant is OVG Manchester Limited.

For clarity, the description of development for Planning Permission Ref. 126431/FO/2020 is as follows:

"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."

Table 1 confirms the documents submitted in support of this application, which seeks to secure final discharge of scheme of highways' works for Items 1 and 2 as flagged in Table 1.

These works have been designed in detail and agreed as part of a Section 278 Agreement with Manchester City Council Highways' Officers (Anthony Hagan); the detailed design is consistent with the concept design outlined in the approved Transport Assessment.

Commencement of these works is scheduled early in the construction programme to support establishment of the site, and therefore partial discharge of the planning condition is being sought. A further application for discharge of the remaining elements of the scheme of highways' works will be submitted in due course, in line with the timescales required by Condition 32.

Table 1: Partial Discharge - Condition 32

Condition Wording	Submission Document(s)
32) Highway Works Prior to the first use of the development hereby approved, a scheme of highway works, as outlined within the Transport Assessment prepared by BuroHappold Engineering stamped as received by the City Council, as	Item 1 – modifications to the junction of Gate 1/Alan Turing Way: - BRA-BHE-XX-XX-DR-C-0239 Rev P03 Highways Northern Car Park Access Construction Details

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Condition Wording	Submission Document(s)
Local Planning Authority, 30 March 2020, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: - <u>Modifications to the junction of Gate 1/Alan Turing Way including creation of left in/left out traffic movements, improved cycle facility, widened pedestrian provision, creation of servicing entrance and vehicle access/egress (Drawing BRA-BHE-XX-XX-DR-C-0230) (Item 1);</u> - <u>Emergency vehicle access from Alan Turing Way including modification to pedestrian footway and access to the canal (Drawing BRA-BHE-XX-XX-DR-C-0240) (Item 2);</u> - Widening of footways along Sportcity Way including narrowing of carriage from 4 to 3 lanes (Drawing BRA-BHE-XX-XX-DR-C-0210); - Installation of fixed bollards, retractable bollards and planters to Sportcity Way); - Introduction of VIP drop off and U Turn facility; - Extension of the existing taxi rank along the full length of Rowsley Street and Philips Park Road (including creation of a one-way system); - Dropped kerbs and tactile paving to vehicle access points; - Provision of additional Variable Message Boards (VMS) including agreed locations and timescale for implementation; The approved scheme shall be implemented and be in place prior to the first use of the arena hereby approved and thereafter retained and maintained in situ.	- BRA-BHE-XX-XX-DR-C-0278 Rev P03 S278 Northern Car Park Access Surface Finishes & Kerb Types - BRA-BHE-XX-XX-DR-C-0279 Rev P03 S278 Northern Car Park Access Construction Details - BRA-BHE-XX-XX-DR-C-0280 Rev P03 S278 Northern Car Park Access Tactile Paving Layouts - BRA-BHE-XX-XX-DR-C-0281 Rev P03 S278 Northern Car Park Access Markings & Signage Item 2 – emergency vehicle access from Alan Turing Way: - BRA-BHE-XX-XX-DR-C-0264 Rev P04 S278 Emergency Vehicle Access Proposed Contour & Drainage - BRA-BHE-XX-XX-DR-C-0267 Rev P04 S278 Emergency Vehicle Access Surface Finishes & Kerb Type - BRA-BHE-XX-XX-DR-C-0268 Rev P03 S278 Emergency Vehicle Access Construction Details - BRA-BHE-XX-XX-DR-C-0269 Rev P04 S278 Emergency Vehicle Access Tactile Paving Layouts - BRA-BHE-XX-XX-DR-C-0270 Rev P04 S278 Emergency Vehicle Access Markings & Signage

Application Documentation

The application has been submitted through the Planning Portal with reference PP-09537077, and comprises of the following documents:

- Application Form for the discharge of conditions; and,
- Documents listed in Table 1.

The application fee of £116 for discharge of conditions has been paid via the Planning Portal.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow discharge of the conditions outlined above.

If you require any further details, please do not hesitate to contact my colleagues Laura Feekins (lfeekins@deloitte.co.uk / 0161 455 6324) or Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084).

Yours sincerely



John Cooper
For and on behalf of Deloitte LLP