

27 November 2020

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 Conditions – Planning Permission Ref. 126431/FO/2020

Please find enclosed an application for the discharge of Conditions 3, 4, 6(a) and 7(a) attached to Planning Permission Ref. 126431/FO/2020, 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.

Table 1: Conditions 3, 4, 6(a), and 7(a) Submission Documents

Condition Wording	Submission Document(s)
3) Construction Management Plan Prior to the commencement of development, a detailed construction management plan outlining working practices and highway management shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; - Display of an emergency contact number; - Details of Wheel Washing; - Dust suppression measures; - Consultation with local residents/businesses; - Measures to prevent leakages into the Ashton Canal, groundwater and culvert; - Noise and vibration monitoring; - Hoarding location and design; - Compound locations where relevant; - Location, removal and recycling of waste;	• OVG Manchester – Project Management Plan Rev 01 dated 12.11.2020 prepared by BAM. • For clarity, the information required by the condition wording can be located in the document as follows <i>Display of an emergency contact number – details in plan 1.3.</i> <i>Details of Wheel Washing – jet washing inside site boundary & road sweeping – 2.2.5, 2.2.6</i> <i>Dust suppression measures – control measure in 2.2.6 & 4.4.5</i> <i>Consultation with local residents/businesses – 6.0</i> <i>Measures to prevent leakages into the Ashton Canal, groundwater and culvert – 2.2.1 and standalone document as below</i> <i>Noise and vibration monitoring – 2.2.6 & 4.4.5</i>

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Condition Wording	Submission Document(s)
- Routing strategy and swept path analysis; - Parking of construction vehicles and staff; - Sheeting over of construction vehicles; - Details to prevent any impact on tram infrastructure; - Loading and unloading of plant and materials; - Construction and demolition methods, including use of cranes, (which must not over sail the tramway). The development shall be carried out in accordance with the approved construction management plan.	<i>Hoarding location and design – 2.2.1 and standalone documents as below</i> <i>Compound locations where relevant – 2.7.1 and standalone documents as below</i> <i>Location, removal and recycling of waste – 4.4.5</i> <i>Routing strategy and swept path analysis – 2.7.1 and standalone documents as below, plus Outline Construction Management Strategy (as approved)</i> <i>Parking of construction vehicles and staff – 2.7.1</i> <i>Sheeting over of construction vehicles – 2.2.6</i> <i>Details to prevent any impact on tram infrastructure – 2.2.1 and standalone documents as below</i> <i>Loading and unloading of plant and materials – 2.2.4</i> <i>Construction and demolition methods, including use of cranes, (which must not over sail the tramway) – works do not over sail, no tower cranes deployed – 2.2.1; 2.2.5</i> • Outline Construction Management Plan – for information • OVG Manchester – Logistics Main Site • OVG Manchester – Logistics North Car Park • OVG Manchester Logistics Plans – Hoardings and Compound • OVG Manchester – Hoarding Design • OVG Manchester – Construction Green Travel Plan • OVG Manchester – Construction Vehicle Tracking • OVG Manchester – 01 Risk Assessment for Works Adjacent to Ashton Canal • OVG Manchester – 02 Risk Assessment for Works Adjacent to the Metrolink Line With regard to works adjacent to the Ashton Canal, BAM have held numerous dialogue sessions with the relevant contact at the Canal & River Trust since May 2020. The working distance to the Ashton Canal varies but is not greater than 7m at any working time. Piling and sub- structure elements are as close as construction activity gets to the Ashton Canal until 2023, when works for the landscaping are planned.
4) Piling Method Prior to the commencement of development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.	• Work Execution Plan for Continuous Flight Auger and Rotary Bored Piles - 22D990-CSL-00-F1-WEP-X-0002 Rev P01 - dated 26.11.2020 The Plan sets out the approach to piling; following the recommendation of the Buro Happold piling, ground and remediation reports and drawings. Drawings are presented at Appendix A, from page 17 onwards. A piling techniques specific risk assessment

Condition Wording	Submission Document(s)
	to identify potential impact to groundwater pathways contamination from page 118.
6a) Drainage Strategy Notwithstanding the drainage strategy prepared by BuroHappold (ref. BRA-BHE-XX-XX-RP-CI-0132 Dr) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within a Critical Drainage Area; - No infiltration of surface water into the ground is permitted unless it can be demonstrated that there is no risk to ground water; - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Hydraulic calculation of the proposed drainage system; -Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements) wherever possible. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site, and details of any mitigation measures provided where overland flow routes are unable to flow away from the building; -Hydraulic calculation of the proposed drainage system.	• OVG Manchester - Drainage Strategy to Support FRA - Ref. BRA-BHE-XX-XX-RP-CI-0132 Rev 04 - dated 3.11.2020
7a) Remediation Strategy Notwithstanding the Geo Environmental and Geo Technical Desk Study and gas calibration certificates stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020 and 11 September 2020 respectively, prior to the commencement of development hereby approved, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Submission of a remediation strategy. The development shall then be carried out in accordance with the approved remediation strategy.	• OVG Manchester Remediation Strategy - Ref. BRA-BHE-XX-XX-RP-CG-0006 Rev P02 - dated 7.10.2020. • Grouting Works: Groundwater Risk Assessment - Ref. BRA-BHE-XX-XX-DN-CG-0001 Rev P02 - dated 7.10.2020

Application Documentation

The application has been submitted through the Planning Portal with reference PP-09292224, 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

A handwritten signature in blue ink, appearing to read 'J Cooper', is shown within a light blue rectangular border.

John Cooper
For and on behalf of Deloitte LLP