

RE: [EXT] Re: Arena - Description of development

Feekins, Laura <[REDACTED]>

Thu 17/09/2020 16:48

To: Jennifer Atkinson <[REDACTED]>**Cc:** Cooper, John <[REDACTED]> 1 attachments (611 KB)

Appendix A - TfGM Journey Time Data V2.pdf;

Hi Jen

Please below and attached Buro Happold's response to the request from Highways / TfGM.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

[REDACTED] | [www.deloitte.co.uk]www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>**Sent:** 26 August 2020 10:36**To:** Feekins, Laura <[REDACTED]>**Cc:** Cooper, John <[REDACTED]>**Subject:** Re: [EXT] Re: Arena - Description of development

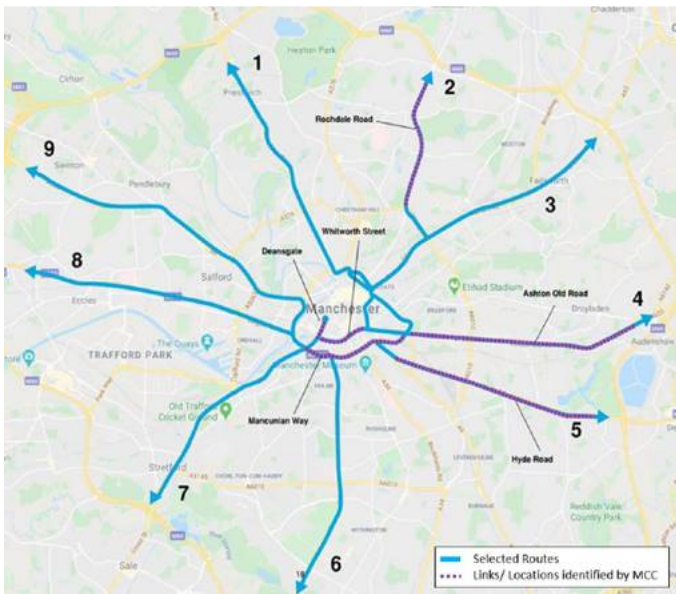
Laura

Highways have spoken with TfGM and have requested the following:

- In the journey time data table provided, there should be commentary regarding location 'k' and why it has been selected as an origin/destination.

'Location K' or 'Deansgate' was selected as an origin/destination for journey time analysis for the following reasons:

- It was necessary to have a common origin/destination to enable comparisons to be drawn between journey times across the city using a range of routes;
- Deansgate was deemed representative of a typical city centre location where someone would drive to and from if they were working in the city centre or visiting it for leisure, and living outside the city. This responds to one of the comments made by MCC as to what would an 'average driver' experience in terms of delay to their journey on a 'coincident event day', that is when there is a match at the Etihad Stadium and an event at the OVG Arena, compared to a stadium event day, which they already have experience of. All the locations that MCC identified for this purpose are shown on the figure below; and
- Deansgate is one of the links that TfGM could provide journey time data for on all the days and times that needed to be assessed.



- The percentage increases/decreases in journey times should be provided in the table.

Appendix A (V2) attached contains updated tables.

- Some commentary on the table results should be provided, most affected routes and why? etc.

The most impacted routes in terms of increased journey times contain links that are close to the Etihad Campus, where there is a concentration of vehicle trips generated by the event and event parking locations. The impact on journey times on routes that contain links further away from the Campus is reduced as there is less concentration of event traffic and parking, and event traffic disperses over a greater number of links. There may also be other factors that contribute to the difference in impacts, such as the volumes of background (non-event) traffic on the links, the capacity of the links themselves and the number of junctions on each route that traffic has to pass through.

They have also requested that an executive summary is provided of all the information submitted to date.

Give me a call if you wish to discuss

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
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On Tue, 25 Aug 2020 at 10:12, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Thanks for the update, please keep me posted.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 24 August 2020 14:49
To: Feekins, Laura <[REDACTED]>
Cc: Cooper, John <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Laura

I have just had a rather curt email from the Environment Agency. They have't been able to review the details and have intimated that they will object if I push them again for a response. I obviously don't want them to do this. Lets see where we get to this week and I will try and speak to somebody else at the EA if necessary.

Thanks

Jen

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On Mon, 24 Aug 2020 at 14:23, Feekins, Laura <[REDACTED]> wrote:

Great, many thanks Jen.

Sorry, could I just check the latest numbers for support / objections received?

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 24 August 2020 12:06
To: Feekins, Laura <[REDACTED]>
Cc: Cooper, John <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks Laura. I think we can agree to that.

Jen

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On Mon, 24 Aug 2020 at 11:45, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

In principle this seems fine, but the preference would be not to reference the quantum of floorspace in the description of development, if that is possible?

Happy to capture this in a condition, together with the use of the ancillary facilities on non-events days as previously discussed.

Let me know what you think.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 20 August 2020 17:40
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Laura

Please could we agreed the amended description of development from the 1st September as follows:

Erection of a multi-use arena (Sui Generis) (61082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses with highways, access, servicing, landscaping, public realm and other associated works.

Thanks

Jen

Jennifer Atkinson
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On Thu, 20 Aug 2020 at 13:31, Feekins, Laura <[REDACTED]> wrote:

No worries!

I have asked Arup and BH to prepare a note on disabled parking, not received anything yet so I will give them a chase!

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 20 August 2020 13:23
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks..just wanted to put the right one in the report.

Any update on the disabled parking?

Thanks

Jennifer Atkinson
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On Thu, 20 Aug 2020 at 12:37, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

It's 4,000 cd/m maximum. The tables at 5.2 to 5.4 in the Planning Statement show the correct illuminance levels.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 20 August 2020 12:27
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Laura

Please can you confirm the illuminance levels of the LED screens as it says 5500 cd/sqm in one part of the planning statement and 4000 cd/sqm in another.

thanks
Jen

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On Fri, 14 Aug 2020 at 17:04, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Just a quick update:

- Section 106 HOTs – awaiting client comments, we should have these Monday.
- Highways' response – awaiting input from Buro Happold. John thinks it might be worth provisionally arranging a follow up meeting with you, TfGM and Highways for end of next week as there might be some clarification points – could we do that on Monday?
- Disabled parking strategy – I have had a look through the application documents, and agree that it isn't sufficiently addressed so will work with Buro Happold to prepare a note on this.

Kind regards
Laura

Laura Feekins

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From: Jennifer Atkinson <[REDACTED]>
Sent: 12 August 2020 16:50
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Yes, my phone clearly says we had talked enough! hahah

Yep, let me know about the heads of terms and the disabled parking strategy and we can pick up the conditions for the coal seams when I have written them!!

Take care Jen

Jennifer Atkinson
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On Wed, 12 Aug 2020 at 16:46, Feekins, Laura <[REDACTED]> wrote:

Sorry, not sure what happened there?!

I think we were done – I'll follow up those bits with John and let me know as and when any other queries come through!

From: Jennifer Atkinson <[REDACTED]>
Sent: 12 August 2020 16:18
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Yep that's fine.

Jen

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On Wed, 12 Aug 2020 at 16:13, Feekins, Laura <[REDACTED]> wrote:

Yes – just had a quick chat with John, will give you a call in a minute to discuss briefly if ok? Thanks.

Laura Feekins

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From: Jennifer Atkinson <[REDACTED]>
Sent: 12 August 2020 16:12
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks Laura

If we could have a think about the description of development - I am conscious it refers to D2, A1, A3 and A4 which all won't exist from September. I would just like to agree that with you before I change it myself.

Thanks

Jen

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On Wed, 12 Aug 2020 at 16:10, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

I write to confirm that an extension of time for the determination of planning application ref 126431 and advertisement application ref 126432 until the 25 September 2020 is agreed.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

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From: Jennifer Atkinson <[REDACTED]>
Sent: 11 August 2020 15:48
To: Feekins, Laura <[REDACTED]>
Subject: [EXT] Re: Arena - Description of development

Laura

Could we agree an extension of time to determine planning application 126431 and advertisement application 126432 until the 25 September 2020.

Thanks

Jen

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On Mon, 10 Aug 2020 at 16:41, Jennifer Atkinson
<[REDACTED]> wrote:

Laura

Hope you are well and enjoyed your week off. I am thinking of altering the description of development for the arena to remove the reference to the use classes for the commercial element. I think this is a pointless now we are heading into the world of Class E and sui-generis for these type of uses.

I think we should just leave it as ancillary uses. Let me know what you think

Best wishes

Jen

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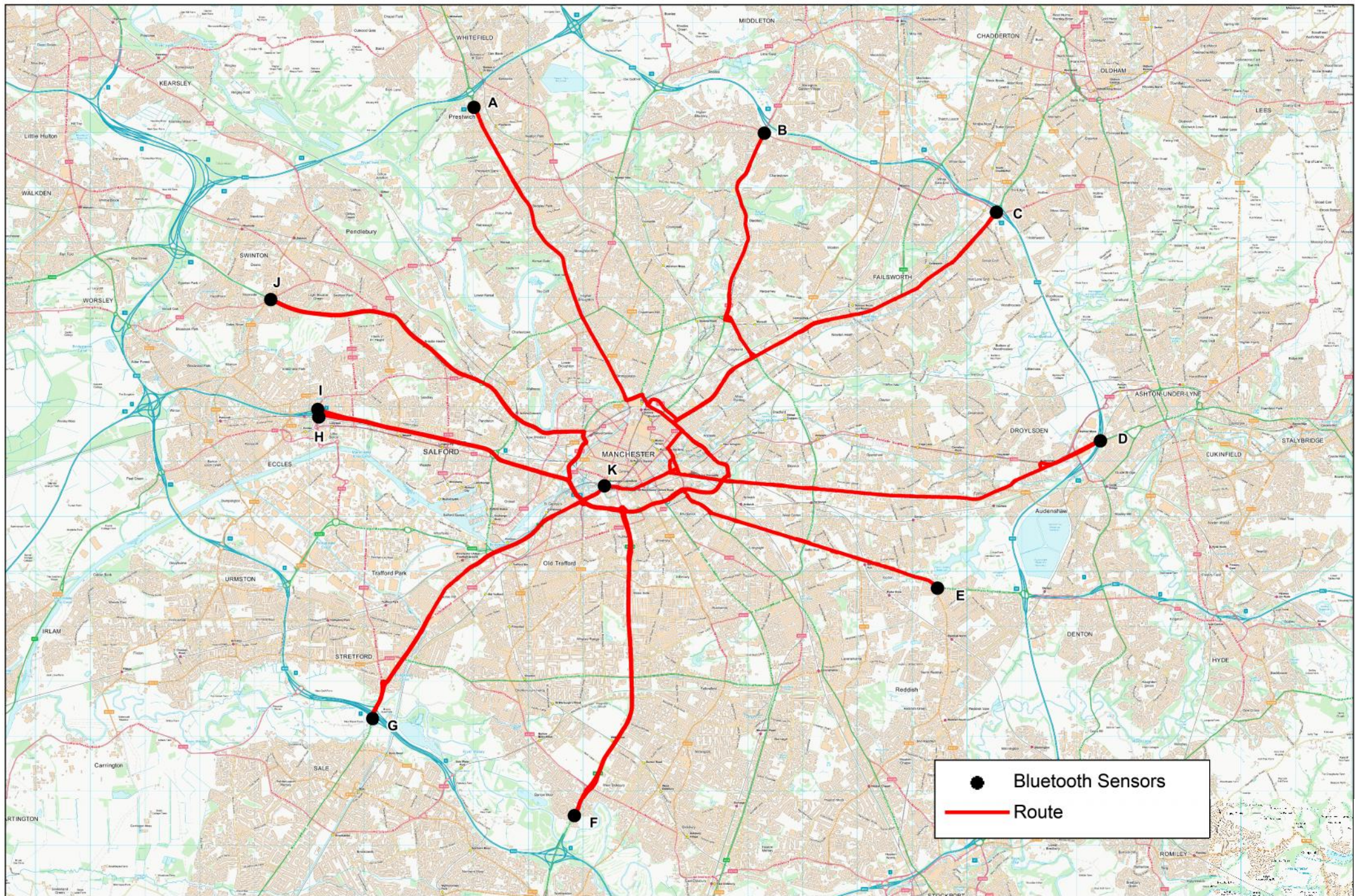
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 Bluetooth Sensors

 Route

Weekday (17:00-18:00)

Routes to Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:40:10	00:48:50	00:08:40	21.58%	00:49:28	00:09:18
B-R. towards Rochdale / Oldham Road	00:35:30	00:45:10	00:09:40	27.23%	00:48:31	00:13:01
C-R. towards Oldham Road	00:27:09	00:49:00	00:21:51	80.12%	00:48:28	00:21:19
D-R. towards Ashton Old Road	00:28:40	00:29:50	00:01:10	3.78%	00:30:52	00:02:12
E-R. towards Hyde Road	00:19:00	00:20:30	00:01:30	7.89%	00:20:45	00:01:45
F-R. towards Princess Road	00:22:00	00:23:30	00:01:30	6.82%	00:23:50	00:01:50
G-R. towards Chester Road	00:15:40	00:22:10	00:06:30	41.49%	00:22:21	00:06:41
H-R. towards M602 Regent Road	00:15:50	00:24:10	00:08:20	52.63%	00:24:18	00:08:28
J-R. towards AG/AS0	00:25:52	00:28:20	00:02:30	9.68%	00:28:28	00:02:36

Weekday (19:00-20:00)

Routes to Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:35:30	00:35:10	00:00:00	0.00%	00:36:20	00:00:50
B-R. towards Rochdale / Oldham Road	00:31:50	00:34:40	00:02:50	8.90%	00:35:25	00:03:35
C-R. towards Oldham Road	00:33:10	00:34:50	00:01:40	5.03%	00:35:44	00:02:34
D-R. towards Ashton Old Road	00:18:30	00:21:00	00:02:30	13.51%	00:21:57	00:03:27
E-R. towards Hyde Road	00:14:00	00:14:00	00:00:00	0.00%	00:14:20	00:00:20
F-R. towards Princess Road	00:14:30	00:15:20	00:00:50	5.15%	00:15:47	00:01:17
G-R. towards Chester Road	00:11:20	00:11:40	00:00:20	2.34%	00:11:55	00:00:35
H-R. towards M602 Regent Road	00:11:20	00:13:00	00:01:40	14.71%	00:13:11	00:01:51
J-R. towards AG/AS0	00:17:30	00:18:40	00:01:10	6.67%	00:18:50	00:01:20

Weekday (22:00-23:00)

Routes to Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:32:50	00:32:50	00:00:00	0.00%	00:32:50	00:00:00
B-R. towards Rochdale / Oldham Road	00:29:40	00:29:40	00:00:00	0.00%	00:29:45	00:00:05
C-R. towards Oldham Road	00:31:20	00:31:40	00:00:20	1.96%	00:31:57	00:00:37
D-R. towards Ashton Old Road	00:16:50	00:22:00	00:05:10	30.69%	00:22:30	00:05:40
E-R. towards Hyde Road	00:13:00	00:13:00	00:00:00	0.00%	00:13:46	00:00:46
F-R. towards Princess Road	00:13:20	00:13:20	00:00:00	0.00%	00:14:08	00:00:48
G-R. towards Chester Road	00:11:00	00:11:00	00:00:00	0.00%	00:11:12	00:00:12
H-R. towards M602 Regent Road	00:09:30	00:10:10	00:00:40	7.02%	00:10:22	00:00:52
J-R. towards AG/AS0	00:15:30	00:15:30	00:00:00	0.00%	00:15:38	00:00:08

Saturday (12:00-13:00)

Routes to Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:40:00	00:40:00	00:00:00	0.00%	00:40:23	00:00:23
B-R. towards Rochdale / Oldham Road	00:33:20	00:35:50	00:02:30	7.50%	00:36:17	00:02:57
C-R. towards Oldham Road	00:34:50	00:36:40	00:01:50	5.36%	00:37:12	00:02:22
D-R. towards Ashton Old Road	00:21:20	00:33:50	00:12:30	58.44%	00:34:17	00:12:57
E-R. towards Hyde Road	00:15:30	00:16:30	00:01:00	6.49%	00:16:40	00:01:10
F-R. towards Princess Road	00:16:30	00:17:40	00:01:10	7.07%	00:17:51	00:01:21
G-R. towards Chester Road	00:11:50	00:12:00	00:00:10	1.41%	00:12:07	00:00:17
H-R. towards M602 Regent Road	00:13:10	00:13:50	00:00:40	5.06%	00:13:55	00:00:45
J-R. towards AG/AS0	00:18:00	00:18:00	00:00:00	0.00%	00:18:05	00:00:05

Saturday (16:00-17:00)

Routes to Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:42:40	00:57:00	00:14:20	33.59%	00:57:00	00:14:20
B-R. towards Rochdale / Oldham Road	00:30:50	00:49:00	00:18:10	58.74%	00:49:25	00:18:35
C-R. towards Oldham Road	00:38:30	00:41:30	00:03:00	7.79%	00:42:06	00:03:36
D-R. towards Ashton Old Road	00:19:50	00:24:00	00:04:10	21.01%	00:24:17	00:04:27
E-R. towards Hyde Road	00:14:40	00:14:40	00:00:00	0.00%	00:14:47	00:00:07
F-R. towards Princess Road	00:15:50	00:17:40	00:01:50	11.58%	00:17:53	00:02:03
G-R. towards Chester Road	00:12:30	00:12:50	00:00:20	2.47%	00:12:50	00:00:20
H-R. towards M602 Regent Road	00:12:20	00:12:20	00:00:00	0.00%	00:12:23	00:00:03
J-R. towards AG/AS0	00:18:20	00:22:50	00:04:30	26.10%	00:23:53	00:05:33

Weekday (17:00-18:00)

Routes from Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:19:20	01:07:10	00:07:50	40.62%	01:07:48	00:08:28
B-R. towards Rochdale / Oldham Road	00:51:50	01:00:10	00:08:20	15.80%	01:03:31	00:11:41
C-R. towards Oldham Road	00:51:40	00:56:20	00:04:40	9.03%	00:59:48	00:08:08
D-R. towards Ashton Old Road	00:52:40	00:59:10	00:06:30	19.90%	00:59:52	00:07:12
E-R. towards Hyde Road	00:04:10	00:08:40	00:04:30	18.62%	00:08:55	00:04:45
F-R. towards Princess Road	00:06:50	00:07:10	00:00:20	2.84%	00:07:30	00:00:40
G-R. towards Chester Road	00:19:30	00:22:30	00:03:00	15.38%	00:22:41	00:03:11
H-R. towards M602 Regent Road	00:19:20	00:22:30	00:03:10	16.38%	00:22:38	00:03:18
J-R. towards AG/AS0	00:41:10	00:44:40	00:03:30	8.50%	00:44:48	00:03:38

Weekday (19:00-20:00)

Routes from Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:40:40	00:40:40	00:00:00	0.00%	00:41:30	00:00:50
B-R. towards Rochdale / Oldham Road	00:36:30	00:38:10	00:01:40	4.57%	00:38:55	00:02:25
C-R. towards Oldham Road	00:37:50	00:37:50	00:00:00	0.00%	00:38:44	00:00:54
D-R. towards Ashton Old Road	00:18:50	00:25:00	00:06:10	32.74%	00:25:57	00:07:07
E-R. towards Hyde Road	00:14:00	00:14:50	00:00:50	5.95%	00:15:10	00:01:10
F-R. towards Princess Road	00:14:20	00:14:40	00:00:20	2.33%	00:15:07	00:00:47
G-R. towards Chester Road	00:11:00	00:11:00	00:00:00	0.00%	00:11:15	00:00:15
H-R. towards M602 Regent Road	00:09:40	00:10:50	00:01:10	12.07%	00:11:01	00:01:21
J-R. towards AG/AS0	00:19:10	00:20:30	00:01:20	6.96%	00:20:40	00:01:30

Weekday (22:00-23:00)

Routes from Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:38:00	00:38:00	00:00:00	0.00%	00:38:00	00:00:00
B-R. towards Rochdale / Oldham Road	00:36:50	00:37:30	00:01:00	2.74%	00:37:35	00:01:05
C-R. towards Oldham Road	00:37:10	00:37:10	00:00:00	0.00%	00:37:27	00:00:17
D-R. towards Ashton Old Road	00:16:40	00:19:00	00:02:20	14.00%	00:19:30	00:02:50
E-R. towards Hyde Road	00:12:00	00:15:10	00:03:10	26.39%	00:15:26	00:03:26
F-R. towards Princess Road	00:11:50	00:11:50	00:00:00	0.00%	00:12:28	00:00:38
G-R. towards Chester Road	00:10:10	00:10:10	00:00:00	0.00%	00:10:22	00:00:12
H-R. towards M602 Regent Road	00:09:50	00:10:20	00:00:30	5.08%	00:10:32	00:00:42
J-R. towards AG/AS0	00:15:50	00:16:40	00:00:50	5.20%	00:16:48	00:00:58

Saturday (12:00-13:00)

Routes from Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:43:40	00:57:20	00:13:40	31.30%	00:57:43	00:14:03
B-R. towards Rochdale / Oldham Road	00:39:50	00:56:30	00:16:40	41.84%	00:56:57	00:17:07
C-R. towards Oldham Road	00:40:20	00:55:20	00:15:00	37.78%	00:55:52	00:15:32
D-R. towards Ashton Old Road	00:21:00	00:24:10	00:03:10	15.08%	00:24:37	00:03:37
E-R. towards Hyde Road	00:13:20	00:14:00	00:00:40	5.00%	00:14:10	00:00:30
F-R. towards Princess Road	00:14:20	00:14:20	00:00:00	0.00%	00:14:31	00:00:11
G-R. towards Chester Road	00:11:50	00:11:50	00:00:00	0.00%	00:11:57	00:00:07
H-R. towards M602 Regent Road	00:09:40	00:09:40	00:00:00	0.00%	00:09:45	00:00:05
J-R. towards AG/AS0	00:19:20	00:19:20	00:00:00	0.00%	00:19:25	00:00:05

Saturday (16:00-17:00)

Routes from Deansgate	Journey Time (in minutes)					
	Non-Event Day	Ethad Stadium Event Day	Difference / Delay Compared with Non-Event Day	Percentage Increase Compared with Non-Event Day	Ethad Stadium + OVG Arena Event Day	Difference / Delay Compared with Non-Event Day
A-R. towards Bury New Road	00:47:50	00:47:50	00:00:00	0.00%	00:47:50	00:00:00
B-R. towards Rochdale / Oldham Road	00:41:40	00:41:40	00:00:00	0.00%	00:42:09	00:00:29
C-R. towards Oldham Road	00:41:50	00:41:50	00:00:00	0.00%	00:42:26	00:00:36
D-R. towards Ashton Old Road	00:19:30	00:25:00	00:05:30	28.21%	00:25:17	00:05:47
E-R. towards Hyde Road	00:15:10	00:16:50	00:01:40	10.99%	00:16:57	00:01:47
F-R. towards Princess Road	00:14:50	00:14:50	00:00:00	0.00%	00:15:03	00:00:13
G-R. towards Chester Road	00:11:40	00:12:10	00:00:30	4.29%	00:12:15	00:00:35
H-R. towards M602 Regent Road	00:09:40	00:09:40	00:00:00	0.00%	00:09:45	00:00:05
J-R. towards AG/AS0	00:22:30	00:27:30	00:05:00	22.22%	00:27:33	00:05:03

Re: [EXT] Re: Arena - Description of development

Jennifer Atkinson <[REDACTED]>

Fri 18/09/2020 09:14

To: Feekins, Laura <[REDACTED]>

Cc: Cooper, John <[REDACTED]>

 1 attachments (31 KB)

image001.jpg;

Laura

Thanks for this. Was there an executive summary to follow?

Many thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Thu, 17 Sep 2020 at 16:48, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Please below and attached Buro Happold's response to the request from Highways / TfGM.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 26 August 2020 10:36
To: Feekins, Laura <[REDACTED]>
Cc: Cooper, John <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

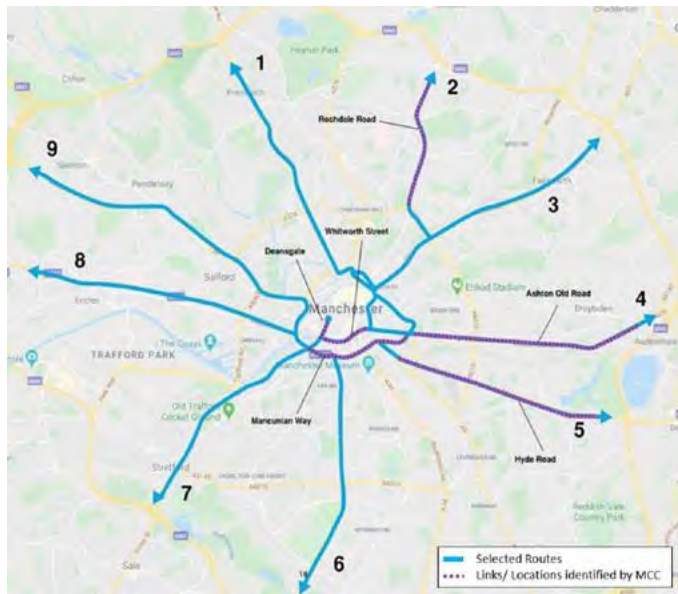
Laura

Highways have spoken with TfGM and have requested the following:

- In the journey time data table provided, there should be commentary regarding location 'k' and why it has been selected as an origin/destination.

'Location K' or 'Deansgate' was selected as an origin/destination for journey time analysis for the following reasons:

- It was necessary to have a common origin/destination to enable comparisons to be drawn between journey times across the city using a range of routes;
- Deansgate was deemed representative of a typical city centre location where someone would drive to and from if they were working in the city centre or visiting it for leisure, and living outside the city. This responds to one of the comments made by MCC as to what would an 'average driver' experience in terms of delay to their journey on a 'coincident event day', that is when there is a match at the Etihad Stadium and an event at the OVG Arena, compared to a stadium event day, which they already have experience of. All the locations that MCC identified for this purpose are shown on the figure below; and
- Deansgate is one of the links that TfGM could provide journey time data for on all the days and times that needed to be assessed.



- The percentage increases/decreases in journey times should be provided in the table.

Appendix A (V2) attached contains updated tables.

- Some commentary on the table results should be provided, most affected routes and why? etc.

The most impacted routes in terms of increased journey times contain links that are close to the Etihad Campus, where there is a concentration of vehicle trips generated by the event and event parking locations. The impact on journey times on routes that contain links further away from the Campus is reduced as there is less concentration of event traffic and parking, and event traffic disperses over a greater number of links. There may also be other factors that contribute to the difference in impacts, such as the volumes of background (non-event) traffic on the links, the capacity of the links themselves and the number of junctions on each route that traffic has to pass through.

They have also requested that an executive summary is provided of all the information submitted to date.

Give me a call if you wish to discuss

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Tue, 25 Aug 2020 at 10:12, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Thanks for the update, please keep me posted.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 24 August 2020 14:49
To: Feekins, Laura <[REDACTED]>
Cc: Cooper, John <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Laura

I have just had a rather curt email from the Environment Agency. They have't been able to review the details and have intimated that they will object if I push them again for a response. I obviously don't want them to do this. Lets see where we get to this week and I will try and speak to somebody else at the EA if necessary.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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On Mon, 24 Aug 2020 at 14:23, Feekins, Laura <[REDACTED]> wrote:

Great, many thanks Jen.

Sorry, could I just check the latest numbers for support / objections received?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED]

| M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>

Sent: 24 August 2020 12:06

To: Feekins, Laura <[REDACTED]>

Cc: Cooper, John <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks Laura. I think we can agree to that.

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

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Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Mon, 24 Aug 2020 at 11:45, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

In principle this seems fine, but the preference would be not to reference the quantum of floorspace in the description of development, if that is possible?

Happy to capture this in a condition, together with the use of the ancillary facilities on non-events days as previously discussed.

Let me know what you think.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 20 August 2020 17:40
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Laura

Please could we agreed the amended description of development from the 1st September as follows:

Erection of a multi-use arena (Sui Generis) (61082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses with highways, access, servicing, landscaping, public realm and other associated works.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Thu, 20 Aug 2020 at 13:31, Feekins, Laura <[REDACTED]> wrote:

No worries!

I have asked Arup and BH to prepare a note on disabled parking, not received anything yet so I will give them a chase!

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 20 August 2020 13:23
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks..just wanted to put the right one in the report.

Any update on the disabled parking?

Thanks

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Thu, 20 Aug 2020 at 12:37, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

It's 4,000 cd/m maximum. The tables at 5.2 to 5.4 in the Planning Statement show the correct illuminance levels.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED]

M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>

Sent: 20 August 2020 12:27

To: Feekins, Laura <[REDACTED]>

Subject: Re: [EXT] Re: Arena - Description of development



www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60
2LA

Laura

[REDACTED] wrote:

Hi Jen

Just a quick update:

- Section 106 HOTs – awaiting client comments, we should have these Monday.
- Highways' response – awaiting input from Buro Happold. John thinks it might be worth provisionally arranging a follow up meeting with you, TfGM and Highways for end of next week as there might be some clarification points – could we do that on Monday?
- Disabled parking strategy – I have had a look through the application documents, and agree that it isn't sufficiently addressed so will work with Buro Happold to prepare a note on this.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 12 August 2020 16:50
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Yes, my phone clearly says we had talked enough! hahah

Yep, let me know about the heads of terms and the disabled parking strategy and we can pick up the conditions for the coal seams when I have written them!!

[REDACTED]
[REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60
2LA

On Wed, 12 Aug 2020 at 16:46, Feekins, Laura <[REDACTED]> wrote:

Sorry, not sure what happened there?!

I think we were done – I'll follow up those bits with John and let me know as and when
any other queries come through!

Sent: 12 August 2020 16:18

To: Feekins, Laura <[REDACTED]>

Subject: Re: [EXT] Re: Arena - Description of development

Yep that's fine.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester
M60 2LA

[REDACTED] wrote:

Yes – just had a quick chat with John, will give you a call in a minute to discuss briefly if ok? Thanks.

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 12 August 2020 16:12
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena - Description of development

Thanks Laura

If we could have a think about the description of development - I am conscious it refers to D2, A1, A3 and A4 which all won't exist from September. I would just like to agree that with you before I change it myself.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

[REDACTED]
[REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester
M60 2LA

On Wed, 12 Aug 2020 at 16:10, Feekins, Laura <[REDACTED]>
wrote:

Hi Jen

I write to confirm that an extension of time for the determination of planning
application ref 126431 and advertisement application ref 126432 until the 25
September 2020 is agreed.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

[REDACTED]
Sent: 11 August 2020 15:48

To: Feekins, Laura <[REDACTED]>

Subject: [EXT] Re: Arena - Description of development

Laura

Could we agree an extension of time to determine planning application 126431 and advertisement application 126432 until the 25 September 2020.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

[REDACTED] wrote:

Laura

Hope you are well and enjoyed your week off. I am thinking of altering the description of development for the arena to remove the reference to the use classes for the commercial element. I think this is a pointless now we are heading into the world of Class E and sui-generis for these type of uses.

I think we should just leave it as ancillary uses. Let me know what you think

Best wishes

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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RE: [EXT] Re: Arena conditions - revised

Feekins, Laura <[REDACTED]>

Fri 18/09/2020 10:02

To: Jennifer Atkinson <[REDACTED]>

 1 attachments (86 KB)

Section 106 revised HoTs (MCC) 18.9.20.docx;

Hi Jen

Please see attached amended HOTs in response to the comments received.

This is generally consistent with the requests – but we may need to discuss the point around the cap on number of coincident events, which is not accepted by the applicant.

Let me know when you have the proposed figure for the RPZ revenue cap from highways.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

[REDACTED] | [www.deloitte.co.uk]www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>**Sent:** 14 September 2020 17:23**To:** Feekins, Laura <[REDACTED]>**Subject:** [EXT] Re: Arena conditions - revised

Laura

Couple of points of the Heads of Terms:

- The RPZ works are split into two parts - capital costs for the design and implementation of the RPZ and ongoing revenue costs. The design/implementation works would be the subject of a s278 agreement. At this stage we cannot reasonably cost this and in any event, it would be designed and costed by the applicant and their highway engineers and submitted to the Council for approval. As such, we would expect the applicant to fully cover the costs of the design, implementation and approvals process via s278. With regards to revenue, highways are currently calculating this and will be the subject of a cap;
- Works to the walking routes - this needs to include wording to the effect that 'including but not limited to' in order to take account of works which have not yet been identified;
- Canal and River Trust - The issue of whether they will be party to the agreement and the approvals for this makes having this in the agreement complicated. I need to be clear in my instructions about what would happen if MCC approved a scheme but OVG could not come to an agreement with CRT - the wording in the heads of terms would effectively preclude the arena from becoming operational. I think this comes back to the point of whether this is better as a condition.
- Operational plan - We need to remove the draft condition and merge all the details into the s106 to cover the points highways have raised.

- Local Labour - Have asked the wording to be strengthened in line with the conditions which were in the original draft conditions and have now been removed.

If you could review and we can discuss again.

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Mon, 14 Sep 2020 at 15:37, Jennifer Atkinson <[REDACTED]> wrote:

Laura

Please find attached the revised arena conditions.

You will note the following:

- removal of local labour conditions x2 as this will be reflected in the s106;
- condition 10 - reinstated as pre commencement condition as we have not issued the consent for the works to the coal seams;
- condition 14 - we cannot include the sentence 'unless otherwise agreed in writing'
- I have kept the BREEAM condition in there as this is different from the ES;
- Waste condition will remain as this is to do with the site specific operations where as the s106 is to deal with cleaning of surrounding streets;
- Update on condition 32 (off site highways works) and 36 (operation plan) to reflect highway comments
- Insert of a condition in respect of coach parking;
- Condition 30 - travel plan - to remain to pick up staff travel;
- Condition 15 hours - agreed. However, I have left the opening hours of the kiosks to be agreed by condition;
- Secured by design - why will this scheme not achieve secure by design?

If you could let me have comments on this asap. I will also be shortly sending over the heads of terms as they require some revision.

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
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Re: [EXT] Re: Arena conditions - revised

Jennifer Atkinson <[REDACTED]>

Fri 18/09/2020 10:29

To: Feekins, Laura <[REDACTED]>

Yep, give me a call when you are free regarding the number of events.

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Fri, 18 Sep 2020 at 10:02, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

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This is generally consistent with the requests – but we may need to discuss the point around the cap on number of coincident events, which is not accepted by the applicant.

Let me know when you have the proposed figure for the RPZ revenue cap from highways.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 14 September 2020 17:23
To: Feekins, Laura <[REDACTED]>
Subject: [EXT] Re: Arena conditions - revised

Laura

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Mon 21/09/2020 11:06

To: Feekins, Laura <[REDACTED]>

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RE: [EXT] Re: Arena conditions - revised

Feekins, Laura <[REDACTED]>

Tue 22/09/2020 11:39

To: Jennifer Atkinson <[REDACTED]>

Hi Jen

Just left you a vm – I'm around all day if you want to catch-up.

I have everything in motion and aiming to speak to BCLP today with a view to issuing an updated HOTs ASAP addressing the various items.

BCLP confirmed that they have received the results of the Land Registry search – they are going to update me later today on when the title documents will be issued.

Kind regards
Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

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Assistant Director | Deloitte LLP

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Sent: 14 September 2020 17:23
To: Feekins, Laura <[REDACTED]>
Subject: [EXT] Re: Arena conditions - revised

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Re: [EXT] Re: Arena conditions - revised

Jennifer Atkinson <[REDACTED]>

Wed 23/09/2020 09:09

To: Feekins, Laura <[REDACTED]>

Laura

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- (a) an individual employed by the authority, or
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RE: [EXT] Re: Arena conditions - revised

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Wed 23/09/2020 13:16

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From: Jennifer Atkinson <[REDACTED]>**Sent:** 23 September 2020 09:10**To:** Feekins, Laura <[REDACTED]>**Subject:** Re: [EXT] Re: Arena conditions - revised

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From: Jennifer Atkinson <[REDACTED]>
Sent: 14 September 2020 17:23
To: Feekins, Laura <[REDACTED]>
Subject: [EXT] Re: Arena conditions - revised

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RE: [EXT] Re: Arena conditions - revised

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Fri 25/09/2020 09:08

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[REDACTED] | [www.deloitte.co.uk]www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>**Sent:** 21 September 2020 11:07**To:** Feekins, Laura <[REDACTED]>**Subject:** Re: [EXT] Re: Arena conditions - revised

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Re: [EXT] Re: Arena conditions - revised

Jennifer Atkinson <[REDACTED]>

Fri 25/09/2020 10:59

To: Feekins, Laura <[REDACTED]>

Laura

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Let me know if you need any further details on this.

Thanks

Jen

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RE: [EXT] Re: Arena conditions - revised

Feekins, Laura <[REDACTED]>

Fri 25/09/2020 11:29

To: Jennifer Atkinson <[REDACTED]>

Hi Jen

Please could you give me a call when you get a minute?

Thanks

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

[REDACTED] | [www.deloitte.co.uk]www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>**Sent:** 25 September 2020 11:00**To:** Feekins, Laura <[REDACTED]>**Subject:** Re: [EXT] Re: Arena conditions - revised

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RE: [EXT] Re: Arena conditions - revised

Feekins, Laura <[REDACTED]>

Thu 01/10/2020 11:22

To: Jennifer Atkinson <[REDACTED]> 1 attachments (185 KB)

Etihad Stadium s.106 Community Use.pdf;

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Jen

Jennifer Atkinson
Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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Email: [REDACTED]

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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Fri, 18 Sep 2020 at 10:02, Feekins, Laura <[REDACTED]> wrote:

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Please see attached amended HOTs in response to the comments received.

This is generally consistent with the requests – but we may need to discuss the point around the cap on number of coincident events, which is not accepted by the applicant.

Let me know when you have the proposed figure for the RPZ revenue cap from highways.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] | M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 14 September 2020 17:23
To: Feekins, Laura <[REDACTED]>
Subject: [EXT] Re: Arena conditions - revised

Laura

Couple of points of the Heads of Terms:

- The RPZ works are split into two parts - capital costs for the design and implementation of the RPZ and ongoing revenue costs. The design/implementation works would be the subject of a s278 agreement. At this stage we cannot reasonably cost this and in any event, it would be designed and costed by the applicant and their highway engineers and submitted to the Council for approval. As such, we would expect the applicant to fully cover the costs of the design, implementation and approvals process via s278. With regards to revenue, highways are currently calculating this and will be the subject of a cap;
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If you could review and we can discuss again.

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Jennifer Atkinson

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Re: [EXT] Re: Arena conditions - revised

Jennifer Atkinson <[REDACTED]>

Fri 02/10/2020 11:14

To: Feekins, Laura <[REDACTED]>

Laura

You may already be aware, but I understand that discussions have taken place between Marie at the football club, OVG and Neil Fairlamb and the following wording has been agreed in respect of a wider event strategy.

OVG and the City Council to establish a long term strategic partnership to support the City's sports and major events strategy. This partnership will produce a 5 year strategic plan following consultation with Sport England and other key stakeholders with a view to bringing major sports events to the Arena and the Etihad Campus.

This will sit along the hours already agreed for community access of the ancillary spaces (for community, education and other similar events - as per the arrangements at the stadium) and the community fund.

Please could you update the heads of terms to reflect this but hold off sharing this with me until matters relating to the RPZ have progressed?

I had a call with Highways and Fiance this morning about the RPZ. It feels like slow progress but I have asked that they bring their costing work to a conclusion by Tuesday. I suspect senior officers are going to need to be briefed on this so I will update Dave and Julie on Monday to ensure that should those discussions need to take place they do so quickly.

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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Email: [REDACTED]

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Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Thu, 1 Oct 2020 at 11:27, Jennifer Atkinson <[REDACTED]> wrote:

Thanks Laura

I have gone back to Neil to clarify but that's what I presume we we want to do here.

jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

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On Thu, 1 Oct 2020 at 11:22, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Please see attached and below from the Etihad Stadium Expansion Section 106.

Community Use defined as any sporting recreational educational social or other uses.

We have a call with OVG, CFG and BCLP tomorrow to run through the outstanding points, subject to picking up the RPZ point following the outcome of your internal discussions.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>
Sent: 25 September 2020 11:00
To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena conditions - revised

Laura

My understanding is they want some form of access to the auditorium as well for a limited number of times per year so they can hold events. They have outlined to me that this formed part of high level discussions at an early stage.

Let me know if you need any further details on this.

Thanks

Jen

Jennifer Atkinson

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On Fri, 25 Sep 2020 at 09:08, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Please could I clarify something on the comments from Leisure – are they actually seeking access to the full auditorium, or do they mean hospitality spaces?

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]

[REDACTED] | www.deloitte.co.uk

From: Jennifer Atkinson <[REDACTED]>

Sent: 21 September 2020 11:07

To: Feekins, Laura <[REDACTED]>
Subject: Re: [EXT] Re: Arena conditions - revised

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Assistant Director | Deloitte LLP

D: [REDACTED] M: [REDACTED]
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Sent: 14 September 2020 17:23
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OVG Arena - Section 106 Updated HOTs

Feekins, Laura <[REDACTED]>

Mon 05/10/2020 11:40

To: Jennifer Atkinson <[REDACTED]>

Cc: Cooper, John <[REDACTED]>

 1 attachments (87 KB)

Section 106 revised HoTs (MCC) 5.10.20.docx;

Hi Jen

Hope you had a good weekend.

The applicant has instructed us to issue the updated Section 106 HOTs, which captures revisions reflecting recent discussion, as they are keen to close out the Section 106 asap this week (apologies, I know that you wanted to hold off pending further discussion on the RPZ costs).

This now includes the applicant's proposed additional wording in respect of management of coincident events, wording to reflect agreement with MCC Leisure on community uses, and re-insertion of reference to the £100k p.a. contribution to local causes.

The RPZ obligations have been amended in response to comments from MCC Highways; however, to note that the applicant is seeking further discussion with regard to operation and enforcement post-planning and the obligation is worded to allow that flexibility.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

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10/14/2020

Email - Jennifer Atkinson - Outlook

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Re: OVG Arena - Section 106 Updated HOTs

Jennifer Atkinson <[REDACTED]>

Mon 05/10/2020 14:13

To: Feekins, Laura <[REDACTED]>

Cc: Cooper, John <[REDACTED]>

 3 attachments (7 KB)

image002.png; image004.png; image006.png;

Thanks Laura

I am not in a position to agree to this as discussions within regards to the RPZ are still ongoing. I also need to review the operational management plan with highways.

The community use is, however, now agreed. Neil Fairlamb has seen the draft and is happy with it.

With regards to local labour, I have been reflecting on some of the wording in the planning submission and commitments to Members, particularly about prioritising local residents. I would like to strengthen the wording in this regard...I think we did something similar for the CFA.

In terms of prioritising Manchester workers, the commitments in the planning application surround prioritising those that are within walking distance of the site. I think it would be reasonable to presume that 20-25 minutes would be a good distance. However, I am mindful that this might pick up some of the more affluent areas of Ancoats/New Islington. In any event, we need to prioritise Manchester residents within the immediate wards of the site (Ancoats/Beswick, Clayton & Openshaw and Miles Platting Newton Heath) then open it up to all Manchester wards, then GM.

I see this working specifically for the operational side.

In terms of the Manchester Living Wage, are OVG committing to the GM charter? If so, can we also include this in the HofT?

<https://www.gmgoodemploymentcharter.co.uk/>

I am happy to update the heads of terms if this is agreed and Stephaine can at least get the majority of the agreement drafted with the exception of the RPZ.

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development

Manchester City Council

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On Mon, 5 Oct 2020 at 11:40, Feekins, Laura <[REDACTED]> wrote:

Hi Jen

Hope you had a good weekend.

The applicant has instructed us to issue the updated Section 106 HOTs, which captures revisions reflecting recent discussion, as they are keen to close out the Section 106 asap this week (apologies, I know that you wanted to hold off pending further discussion on the RPZ costs).

This now includes the applicant's proposed additional wording in respect of management of coincident events, wording to reflect agreement with MCC Leisure on community uses, and re-insertion of reference to the £100k p.a. contribution to local causes.

The RPZ obligations have been amended in response to comments from MCC Highways; however, to note that the applicant is seeking further discussion with regard to operation and enforcement post-planning and the obligation is worded to allow that flexibility.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [REDACTED]

M: [REDACTED]

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Re: OVG Arena - Section 106 Updated HOTs

Jennifer Atkinson <[REDACTED]>

Wed 07/10/2020 09:15

To: Feekins, Laura <[REDACTED]>

 3 attachments (7 KB)

image002.png; image004.png; image006.png;

Laura

When you have a second, can you give me a call?

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

On Mon, 5 Oct 2020 at 11:40, Feekins, Laura <[REDACTED]> wrote:

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