

REPORT TO THE DIRECTOR PLANNING, BUILDING CONTROL AND LICENSING

Date: 14 October 2020

Planning Application: 126431/FO/2020

Description of Development: 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 at Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester

Case Officer: Jennifer Atkinson

MATTERS FOR CONSIDERATION

On the 24 September 2020 the Planning and Highways Committee resolved to grant planning permission for the above development subject to the signing of a Section 106 agreement in relation to the review and expansion of the existing Residents Parking Zone (RPZ), an operational event management strategy, walking route improvement works, local labour commitments and waste management arrangements.

These obligations are considered necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

The obligations meet the requirements of the policies contained within the Manchester Core Strategy (2012), relevant saved policies within the Unitary Development Plan for the City of Manchester (1995) and satisfied the requirements of the Community Infrastructure Levy (CIL) Regulations 2010.

In addition to the planning obligations outlined within the planning officer's report and the Committee's resolution, the applicant has also offered the following additional 'community' obligations:

- To provide access to the ancillary spaces within the arena for community, educational and training use at no cost to the City Council (except for incidental costs);
- To develop a wider Sports and Major Events Strategy with the City Council to bring sports and major events to the Arena, and the Etihad Campus, at no rent to the City Council; and
- To provide an annual donation of £100,000 to local causes in line with an agreed community plan.

Whilst these obligations may be entered into under s106 Town and Country Planning Act 1990, they do not comply with Regulation 122 of the Community Infrastructure Regulations 2010. As such, they did not constitute a material planning consideration in the committee's decision.

Under the terms of the constitution, the Director of Planning, Building Control and Licensing, has the authority to enter into a planning agreement on behalf of the City Council which would allow the 'community' obligations outlined in this report to be entered into.

This would allow the Section 106 agreement that will be attached to planning application 126431/FO/2020 to include these additional 'community' obligations alongside those already agreed by the Planning and Highways Committee on the 24 September 2020.

RECOMMENDATION TO THE DIRECTOR OF PLANNING, BUILDING CONTROL AND LICENSING

To authorise the inclusion of the 'community' obligations, as outlined in this report, within the Section 106 agreement between Manchester City Council and OVG Manchester Ltd and Eastlands Development Company Ltd.

AGREED AND SIGNED by



Julie Roscoe
Director of Planning, Building Control and Licensing