



MANCHESTER CITY COUNCIL

Julie Roscoe
Director of Planning, Building
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Contact Miss Jennifer Atkinson

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Ms Maria Bowen
Planning Officer
Planning Casework Unit
Ministry of Housing, Communities and Local Government
1st Floor, Coburg House
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Date: 25 September 2020
Our Ref: 126431/FO/2020

Dear Ms Bowen

126431/FO/2020: 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

I am writing to you in relation to your request that we do not issue a decision notice on this application until the Secretary of State has had the opportunity to decide whether to call the application in for his own determination. The Planning and Highways Committee were minded to Approve the application on 24 September 2020 and we would be grateful if the Secretary of State (SOS) considers the request to 'Call In' this application as soon as possible. Although we do not consider that the 2009 Direction applies in this instance, we request that a response is provided within 21 days of receipt of this letter which reflects the timetable outlined in paragraph 11 of the 2009 Direction.

The proposal is of strategic importance to our City and its people and is a key regeneration proposal in the ongoing economic, social, physical and environmental transformation of East Manchester.

There is a high level of policy support for the scheme nationally and locally and the site has been identified in the Development Plan as being suitable for a '*major leisure and entertainment visitor attraction of national significance*' together with complementary commercial offer. The committee report, sets out the planning policy context together with a detailed analysis of the proposals full compliance with the Development Plan and national planning policy.

The proposal represents £350 million of investment in Manchester and would create a world class entertainment venue that would set new standards in terms of arena design,

environmental sustainability and capitalise on the synergy and profile of being located at the Etihad Campus which has an international profile for sporting excellence.

It would deliver significant benefits to the local area, the City as a whole and the wider regional economy and its contribution to the UK economy should not be underestimated. There is compelling evidence that two successful arenas operating in Manchester would bring benefits to the city centre economy.

It has been estimated that that over a 20 year period, the two arenas could generate between £1.34 billion and £1.5 billion of additional economic activity (GVA) in the UK economy. The two arenas would support almost £57 million of food and beverage expenditure per annum, with 50% of this in or close to the city centre. 838,000 bed nights for hotels and serviced accommodation would be generated, 85% of which would be in the city centre. It is predicted that City centre expenditure would be increased by £95.2 million per annum.

An additional £36 million per year would be spent in local shops, restaurants, cafes, bars, hotel accommodation and transport which would create approximately 1,400 jobs.

The construction of the arena is predicated to create 3,344 full time equivalent jobs during the 3 year construction period. Additional growth within the supply chain increases this number to 3,787. Jobs would be specifically targeted at Manchester residents with at least 100 jobs for apprenticeships together with work experience placements for long term unemployed people, ex-offenders, homeless people and veterans.

When the arena becomes operational, 47 full time and 1,038 part time positions (equating to 585 full time equivalent jobs) would be created. These jobs would be directly targeted to local residents who are within walking distance and would be paid at least the Manchester Living Wage.

The construction and operational employment opportunities would form part of a legal agreement associated with any planning permission to help support and monitor such commitments.

The arena would be a low carbon, energy efficient within an outstanding and innovatively designed building in a highly sustainable location. The site has excellent access to public transport which would be used by spectators, staff and visitors. The arenas ancillary facilities would also be available for use on non-event days for community events together with new kiosks facilities onto the Ashton Canal which would support and enhance recreational offer at the campus.

The planning approval includes measures to expand an existing residents parking zone (RPZ), makes improvements to key walking routes and introduces an operational management plan in connection with the Etihad Stadium to minimise any localised impacts on the immediate area. Community access to the building, and other community initiatives, would ensure the arena fulfils its potential as being a truly local community asset.

The challenges that City's such as Manchester face in order to successfully recover from the economic effects of the Covid-19 Pandemic are unprecedented. This proposal is a significant part of the City's Covid-19 recovery programme and the ongoing 'levelling up' agenda which seeks a more balanced distribution of economic growth and economic prosperity throughout all parts of the UK.

In summary, the City Council faithfully requests that SOS promptly considers any request to 'Call In' this application and in doing so gives significantly weight to the overwhelming case to support a new arena at the Etihad Campus.

The proposal would regenerate a long standing development site and would bring economic, social and environmental benefits as part of the ongoing transformation of this part of East Manchester. The effects of the Covid-19 Pandemic bring into focus the need to support significant investment projects such as this in order to support the recovery programme within the City.

I reiterate that the City Council will not issue the decision notice until notification has been given with regards to the SOS decision in relation to the recent Call In request.

Should you require any further information please do not hesitate to contact me or Jennifer Atkinson.

Yours sincerely

A large black rectangular redaction box covering the signature area.

David Roscoe

Deputy Director of Planning