MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Anthony Moore [redacted] 11 March 2020 at 14:31
To: "Feekins, Laura" [redacted]
Cc: Jennifer Atkinson [redacted] "Hampson, Frances" [redacted] "Grant, Eve" [redacted]

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore
Technical Support Team Leader (Planning & Building Control)
Planning, Building Control & Licensing, Growth & Development,
Tel: (External [redacted]
Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)
E-mail [redacted]
http://www.manchester.gov.uk/planning/

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Planned Leave:

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> Kind regards
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> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 March 2020 20:06
To: Hampson, Frances [redacted]
Cc: Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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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On Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

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Would you like hard copies of everything or just select documents?

Please do let me know if you have any difficulties in accessing the files or have any queries.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

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To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] "Hampson, Frances" [redacted] "Grant, Eve" [redacted]

Hi Anthony

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Did the hard copy arrive ok?

Kind regards
Laura

Get Outlook for iOS

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Sent: Wednesday, March 11, 2020 9:50:21 PM
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Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

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Laura Feekins

Assistant Director | Deloitte LLP

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 12 March 2020 at 15:44
To: "Feekins, Laura" [redacted]
Cc: "Hampson, Frances" [redacted] "Grant, Eve" [redacted]

Laura

I am still going through the planning application. I have identified a couple of points which may be in the documentation so if it is please could you point we in the right direction:

- Is there a specific boundary treatment drawing - I can see the details for the green screens but not other forms of treatment. I can see from the plans there is an access gate. In terms of the green screens themselves, from experience these are rarely full formed upon first installation. What stage of maturity will the screen go in at and therefore what will the visual impact of this be?

- Solar panels - the roof plan shows the extent of the area but I cannot see any further details in this regard. Please can you provide a specification of the panels together with an sections through the roof.

- Fixing details to the panels on the facade - I mentioned this when I did the review of the draft D&A. I can see there is some detail commentary in the design and access statement but I cannot see the specific details on how the panels will be fixed.

- Landscaping - Is there a detailed specification of the landscaping including species type, sizes and quantity.

If the above details are there fine if not can you arrange for the details to be provided? I will let you know if I identify anything further.

Thanks

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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> D: [redacted] | M [redacted]
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Hampson, Frances [redacted] 13 March 2020 at 09:44
To: Jennifer Atkinson [redacted]
Cc: "Feekins, Laura" [redacted] "Grant, Eve" [redacted]

Hi Jen,

I am asking the question of the architects. Just to clarify – is this required in order to validate the application?

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 13 March 2020 09:31
To: Grant, Eve [redacted]
Cc: Hampson, Frances [redacted] Feekins, Laura [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Thanks

Is there an elevation of the access gate. I think it days meld mesh on the drawing but obviously need confirmation including height

Jen

Jennifer Atkinson

Principal planner
Development Management North
Growth and Development

email [redacted]

tel [redacted]

On Fri, 13 Mar 2020, 09:22 Grant, Eve, [redacted] wrote:

> Thanks Jen - see below:
>
> - Is there a specific boundary treatment drawing - I can see the details for the green screens but not other forms of treatment. I can see from the plans there is an access gate. In terms of the green screens themselves, from experience these are rarely full formed upon first installation. What stage of maturity will the screen go in at and therefore what will the visual impact of this be? Apologies I think it wasn't in the printed pack – please find attached drawing 0657 which relates to landscape sections and demonstrates the boundary treatments proposed. The intention is that these will be planted as mature plants from the outset. In terms of the green screens these will also be installed pre-cultivated to provide instant greenery see for example the image under Section 5.9 of the DAS - so they will be fully formed on installation/provide immediate impact.
>
> - Solar panels - the roof plan shows the extent of the area but I cannot see any further details in this regard. Please can you provide a specification of the panels together with an sections through the roof. As noted within the Planning Statement at para 5.60 there is a commitment to the installation of PV on the roof of the arena, the exact detail of which will be determined in the light of the latest technology and following consultation with the LPA. The specification is yet to be determined as it will use the current emerging technologies which aren't yet available (but will be in time to utilise for the scheme). My understanding is that it rather than a traditional panel - it will be a much thinner, lighter "film" applied to the roof.
>
> - Fixing details to the panels on the facade - I mentioned this when I did the review of the draft D&A. I can see there is some detail commentary in the design and access statement but I cannot see the specific details on how the panels will be fixed. This is detailed within Section 4.7 of the Design and Access Statement. We will ask Populous if any further details are available at this stage.
>
> - Landscaping - Is there a detailed specification of the landscaping including species type, sizes and quantity. Appendix 9.6 and 9.7 of the Design and Access Statement details the type and sizes of the proposed landscaping species. We can seek to confirm quantity however this would be subject to change once final details were confirmed through a suitably worded condition.
>
> Let me know if you have any further queries. Could you also confirm if it will likely be validated/go live online today so we can update the client.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 12 March 2020 15:45
To: Feekins, Laura [redacted]
Cc: Hampson, Frances [redacted] Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Laura

I am still going through the planning application. I have identified a couple of points which may be in the documentation so if it is please could you point we in the right direction:

- Is there a specific boundary treatment drawing - I can see the details for the green screens but not other forms of treatment. I can see from the plans there is an access gate. In terms of the green screens themselves, from experience these are rarely full formed upon first installation. What stage of maturity will the screen go in at and therefore what will the visual impact of this be?

- Solar panels - the roof plan shows the extent of the area but I cannot see any further details in this regard. Please can you provide a specification of the panels together with an sections through the roof.

- Fixing details to the panels on the facade - I mentioned this when I did the review of the draft D&A. I can see there is some detail commentary in the design and access statement but I cannot see the specific details on how the panels will be fixed.

- Landscaping - Is there a detailed specification of the landscaping including species type, sizes and quantity.

If the above details are there fine if not can you arrange for the details to be provided? I will let you know if I identify anything further.

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 Wed, 11 Mar 2020 at 23:27, Feekins, Laura [redacted] wrote:

> Hi Anthony
>
> Thanks so much for this, we will get on to it first thing in the morning, and come back to you ASAP.
>
> Did the hard copy arrive ok?
>
> Kind regards
>
> Laura
>
> Get Outlook for iOS
>
> ---
>
> **From:** Anthony Moore <[redacted]
> **Sent:** Wednesday, March 11, 2020 9:50:21 PM
> **To:** Feekins, Laura [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted]
> Grant, Eve [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Hi Laura
>
> I've been dealing with the documents on this tonight, trying to finalise everything. I have a couple of queries that I need help with.
>
> We seem to be missing 3 plans that are listed on the drawing register at the back of the DAS:
>
> - BRA-POP-ZZ-GF-DR-L-0655 Soft Landscape Plan
> - BRA-POP-ZZ-ZZ-DR-L-0657 Landscape Sections
> - BRA-POP-ZZ-ZZ-DR-L-0657 Typical Paving Details

Also, in the EIA Appendices. Have you got an unsecured version of the ES Appendix 8.1 Market Case V1 - DD Report, UK Arenas and Manchester Market document. You kindly sent through a version that didn't require a password to open but I'm trying to compile the EIA Appendices to a fewer number of documents (or preferably 1) but cannot compile this into anything as there is a password on the document preventing it.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 15:11, Feekins, Laura [redacted] wrote:

> Fab, thank you so much Anthony!
>
> **From:** Anthony Moore [redacted]
> **Sent:** 11 March 2020 14:31
> **To:** Feekins, Laura [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted] Grant, Eve [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Hi Laura
>
> No problem, thanks for letting me know - I might have got a little confused otherwise.
>
> The full application is 126431/FO/2020 and the advert is 126432/AO/2020.
>
> Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

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E-mail [redacted]

http://www.manchester.gov.uk/planning/

Please consider the environment before printing an e-mail.

Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06

To: Hampson, Frances [redacted]
Cc: Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the

one attached whereby you can download all the documents – Ant should also of received a link.

Would you like hard copies of everything or just select documents?

Please do let me know if you have any difficulties in accessing the files or have any queries.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 17 March 2020 at 12:47
To: "Grant, Eve" [redacted]

Eve

Julie has not yet done a final review of this. Under the current circumstances she is not in a position to currently do so. Julie has been in briefings this morning about the virus and this has taken up a large amount of her time as I am sure you can appreciate.

Once I have an update on this I will give you 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 Tue, 17 Mar 2020 at 12:45, Grant, Eve [redacted] wrote:

> Hi Jen - further to our conversation yesterday, please could you provide a quick update / if there is any more clarity on timescales yet?
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +44 [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

From: Anthony Moore [redacted]
Sent: 12 March 2020 11:29
To: Hampson, Frances [redacted]
Cc: Feekins, Laura [redacted] Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Thanks Frances

All uploaded, together with the EIA documents.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (Externa [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Thu, 12 Mar 2020 at 10:19, Hampson, Frances [redacted] wrote:

> Hi Ant,
>
> Drawings now attached.
>
> Kind regards,
>
> Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Hampson, Frances
Sent: 12 March 2020 09:38
To: Feekins, Laura [redacted] Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Ant,

I am just sourcing the drawings for you. We are experiencing server issues today so have asked for to be reissue via email and will forward on as soon as in receipt.

In terms of the appendices – I am more than happy to help with the packaging up if that would be of assistance?

I believe I have now managed to remove the last layer of security on the attached so that it can be more easily combined but do let me know.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

D: [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura [redacted]
Sent: 11 March 2020 23:27
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances [redacted]
Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Thanks so much for this, we will get on to it first thing in the morning, and come back to you ASAP.

Did the hard copy arrive ok?

Kind regards

Laura

Get Outlook for iOS

From: Anthony Moore <[redacted]
Sent: Wednesday, March 11, 2020 9:50:21 PM
To: Feekins, Laura [redacted]
Cc: Jennifer Atkinson <[redacted]Hampson, Frances [redacted]
Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

I've been dealing with the documents on this tonight, trying to finalise everything. I have a couple of queries that I need help with.

We seem to be missing 3 plans that are listed on the drawing register at the back of the DAS:

- BRA-POP-ZZ-GF-DR-L-0655 Soft Landscape Plan
- BRA-POP-ZZ-ZZ-DR-L-0657 Landscape Sections
- BRA-POP-ZZ-ZZ-DR-L-0657 Typical Paving Details

Also, in the EIA Appendices. Have you got an unsecured version of the ES Appendix 8.1 Market Case V1 - DD Report, UK Arenas and Manchester Market document. You kindly sent through a version that didn't require a password to open but I'm trying to compile the EIA Appendices to a fewer number of documents (or preferably 1) but cannot compile this into anything as there is a password on the document preventing it.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 15:11, Feekins, Laura [redacted] wrote:

> Fab, thank you so much Anthony!
>
> **From:** Anthony Moore [redacted]
> **Sent:** 11 March 2020 14:31
> **To:** Feekins, Laura [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted] Grant, Eve [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Hi Laura
>
> No problem, thanks for letting me know - I might have got a little confused otherwise.
>
> The full application is 126431/FO/2020 and the advert is 126432/AO/2020.
>
> Regards,
>
> Anthony Moore
>
> Technical Support Team Leader (Planning & Building Control)
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> Planning, Building Control & Licensing, Growth & Development,
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> Tel: (External [redacted]
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> E-mail [redacted]
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>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances [redacted]
> **Cc:** Cooper, John <j [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission
>
> Frances
>
> When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.
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> Best wishes
>
> 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.

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> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
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> Would you like hard copies of everything or just select documents?
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> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances
>
> **Frances Hampson**

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: +[redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Feekins, Laura [redacted] 24 March 2020 at 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] "Grant, Eve" [redacted]

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura [redacted]
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Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

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Planned Leave:

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> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 March 2020 20:06
To: Hampson, Frances [redacted]
Cc: Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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.

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Frances

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Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 25 March 2020 at 14:21
To: "Feekins, Laura" [redacted]
Cc: Anthony Moore [redacted] "Grant, Eve" [redacted] "Hampson, Frances" [redacted]

Ant

When one of the team has a spare minute, can this be arranged so when we are ready to go live with this the documents are in order.

Many thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 25 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Anthony
>
> I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!
>
> There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.
>
> I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:
>
> To delete, previously submitted documents:
>
> - OVG Manchester - ES Volume 2

- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

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Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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Regards,

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E-mail [redacted]

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> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances [redacted]
> **Cc:** Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission
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Jen

Jennifer Atkinson

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> Kind regards,
>
> Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Feekins, Laura [redacted] 30 March 2020 at 17:55
To: Anthony Moore < [redacted]
Cc: Jennifer Atkinson [redacted] "Grant, Eve" <[redacted]

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted]| www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted]Grant, Eve < [redacted]Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20

- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura < [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances < [redacted] Grant, Eve < [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances < [redacted]
> **Cc:** Cooper, John < [redacted] Feekins, Laura < [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission
>
> Frances
>
> When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.
>
> Best wishes
>
> 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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
>
> Would you like hard copies of everything or just select documents?
>
> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances
>
> **Frances Hampson**
>
> Planner | FA - Real Estate | Deloitte LLP
>
> 2 Hardman Street, Manchester, M3 3HF
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

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OVG Manchester - Road Safety Audit and Design Team Response.pdf
1749K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 30 March 2020 at 15:44
To: "Feekins, Laura" [redacted]
Cc: "Grant, Eve" [redacted]

Thanks Laura

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Mon, 30 Mar 2020 at 15:43, Feekins, Laura [redacted] wrote:

> Hi Jen – in case of use as a separate report, please see attached the TA Addendum, which incorporates the outcome of the additional modelling requested.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> ---
>
> **From:** Feekins, Laura
> **Sent:** 30 March 2020 15:41
> **To:** Anthony Moore [redacted]

Cc: Jennifer Atkinson < [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

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I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=47285cf080304907b5ff41fa59172733-Feekins, La>
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

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Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore < [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

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Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

lf [redacted] | www.deloitte.co.uk

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Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

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> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances [redacted]
> **Cc:** Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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.

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Please do let me know if you have any difficulties in accessing the files or have any queries.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 30 March 2020 at 15:44
To: Anthony Moore [redacted]

Ant

I have validated the full but just waiting for Julie to sign off on something. Let's catch up in the morning when I have spoken to Julie again.

Thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Mon, 30 Mar 2020 at 15:42
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission
To: Anthony Moore <[redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 25 March 2020 14:17
To: 'Anthony Moore' < [redacted]
Cc: 'Jennifer Atkinson' < [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
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- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances [redacted]
Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

Please consider the environment before printing an e-mail.

Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
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> Anthony – hope it's ok, I addressed this to you.
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> Just to check, is there a reference number for the application as yet?
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> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances [redacted]
> **Cc:** Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission
>
> Frances
>
> When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.
>
> Best wishes
>
> 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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
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> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
>
> Would you like hard copies of everything or just select documents?
>
> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances
>
> **Frances Hampson**
>
> Planner | FA - Real Estate | Deloitte LLP
>
> 2 Hardman Street, Manchester, M3 3HF
>
> D: +[redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

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2 attachments

ES Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses.pdf
345K

OVG Manchester - ES Volume 2 FINAL 30.3.20.pdf
10888K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Feekins, Laura [redacted] 1 April 2020 at 17:12
To: Anthony Moore [redacted]
Cc: "Grant, Eve" [redacted] Jennifer Atkinson [redacted]

Thank you!

From: Anthony Moore [redacted]
Sent: 01 April 2020 17:10
To: Feekins, Laura [redacted]
Cc: Grant, Eve [redacted] Jennifer Atkinson [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

Thanks for pointing this out, I've rectified them now.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Tel: (mobile [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 1 Apr 2020 at 16:57, Feekins, Laura wrote:

Hi Anthony

Sorry to be an absolute pain, there are a few ES Appendices where the document name has got a bit muddled on the portal – see below for example – are you able to correct these (just don't want people to be confused given how sensitive it is!)



30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 6.5: MODEL VERIFICATION
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 6.4: MODEL VERIFICATIONCONSTRUCTION TRAFFIC MODELLING RESULTS
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 6.3: RECEPTOR LOCATIONS
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 6.2: TRAFFIC DATA
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 6.1: TRAFFIC DATACONSTRUCTION ASSESSMENT METHODOLOGY
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 5.1: OUTLINE CONSTRUCTION MANAGEMENT PLAN
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 2.5: OUTLINE CONSTRUCTION MANAGEMENT PLANSALFORD ARCHAEOLOGY &
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 2.4: COMMITTED DEVELOPMENTS
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 2.3: EIA SCOPING OPINION SUMMARY OF COMMENTS & RESPONSES
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 2.2: EIA SCOPING OPINION
30 Mar 2020	Environmental Statement	ES VOL 3 APPENDIX 2.1: EIA SCOPING OPINION REQUEST

From: Grant, Eve
Sent: 01 April 2020 16:20
To: Jennifer Atkinson Anthony Moore
Cc: Hampson, Frances Feekins, Laura Chatfield, Jennifer <
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Great - many thanks both.

Kind regards

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: M:

| www.deloitterealestate.co.uk

From: Jennifer Atkinson
Sent: 01 April 2020 16:05
To: Anthony Moore <
Cc: Grant, Eve Hampson, Frances Feekins, Laura Chatfield, Jennifer
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Wonderful Ant, thank you

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 16:04, Anthony Moore <[redacted]wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.
>
> Just about to load the 3 Campus wide docs.
>
> Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

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Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

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E-mail [redacted]

http://www.manchester.gov.uk/planning/

Please consider the environment before printing an e-mail.

Planned Leave:

On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted] wrote:

> Thanks Eve
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel: [redacted]
>
> Mobile: [redacted]
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Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> ---
>
> **From:** Grant, Eve
> **Sent:** 01 April 2020 13:07
> **To:** Anthony Moore < [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted] Feekins, Laura < [redacted] Chatfield, Jennifer [redacted]
> **Subject:** RE: [EXT] Re: OVG Manchester - Planning Application Submission
> **Importance:** High
>
> Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:

- *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone

- The three campus wide reports which were submitted for information only - but do form part of the pack.

Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura <[redacted]
Sent: 30 March 2020 17:56
To: Anthony Moore <[redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson <[redacted]Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

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I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=47285cf080304907b5ff41fa59172733-Feekins, La>
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted]Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

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Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted]| www.deloitte.co.uk

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Cc: Jennifer Atkinson [redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

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If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

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Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted]| www.deloitte.co.uk

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Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

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Regards,

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Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

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>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 March 2020 20:06
To: Hampson, Frances < [redacted]
Cc: Cooper, John < [redacted] Feekins, Laura [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

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Best wishes

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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Frances

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Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinso [redacted] 16 April 2020 at 12:53
To: "Grant, Eve" [redacted]

Eve

Just to let you know notification and consultation letters will shortly be leaving the Town Hall. Site notices will be displayed hopefully tomorrow if not Monday.

Thanks

Jen

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

Tel: [redacted]
Mobile: [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 16:20, Grant, Eve [redacted] wrote:

> Great - many thanks both.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 April 2020 16:05
> **To:** Anthony Moore <[redacted]

Cc: Grant, Eve [redacted]Hampson, Frances [redacted]Feekins, Laura [redacted]Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Wonderful Ant, thank you

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 16:04, Anthony Moore [redacted]wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.

Just about to load the 3 Campus wide docs.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Tel: (mobile [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted] wrote:

> Thanks Eve
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel [redacted]
>
> Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +[redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> ---
>
> **From:** Grant, Eve
> **Sent:** 01 April 2020 13:07
> **To:** Anthony Moore [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
> **Subject:** RE: [EXT] Re: OVG Manchester - Planning Application Submission
> **Importance:** High

Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:

- *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone
- The three campus wide reports which were submitted for information only - but do form part of the pack.

Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura <[redacted]
Sent: 30 March 2020 17:56
To: Anthony Moore <[redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: +[redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted] Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=47285cf080304907b5ff41fa59172733-Feekins, La>
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted] Grant, Eve [redacted]

Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: +[redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura < [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances [redacted]
Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Interna [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 March 2020 20:06
To: Hampson, Frances [redacted]
Cc: Cooper, John [redacted] Feekins, Laura < [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
>
> Would you like hard copies of everything or just select documents?
>
> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Feekins, Laura [redacted] 29 April 2020 at 12:12
To: Jennifer Atkinson [redacted]
Cc: "Grant, Eve" [redacted] "Chatfield, Jennifer" [redacted]

Thanks Jen, much appreciated.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 29 April 2020 12:04
To: Feekins, Laura [redacted]
Cc: Grant, Eve [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Yes, I will speak to EH again when she is back in. I am included to not carry out a full re-consultation on this. The site notice only went up on Monday so I will be accepting comments on this until the end of May.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 29 Apr 2020 at 12:02, Feekins, Laura [redacted] wrote:

> Thanks Jen.
>
> Sorry – I meant, consultation re issuing out the ES updates to any statutory consultees, etc…?
>
> Or will you handle that?
>
> 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:** 29 April 2020 11:35
> **To:** Feekins, Laura [redacted]
> **Cc:** Grant, Eve [redacted] Chatfield, Jennifer [redacted]
> [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Not at the moment. There are a few objections and supports coming through but I don't have any consultee comments yet. Once I get a few more comments I will start to feed matters back.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 29 Apr 2020 at 11:22, Feekins, Laura [redacted] wrote:

> Great, many thanks Jen.
>
> Do we need to do anything else on consultation?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 29 April 2020 11:20
To: Feekins, Laura [redacted]
Cc: Grant, Eve [redacted] Chatfield, Jennife [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Thanks Laura

The EH officer is on leave this week but I did mention this to her last week. I will ask her if I can pass on her contact details for the discussions to take place.

Best wishes

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 29 Apr 2020 at 10:50, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> Further to you recent discussion with Eve, work has been completed on the update to the Noise and Vibration chapter of the Environmental Statement.
>
> I have attached:
>
> - ES Volume 2 Update 29 April 2020, with updated Chapter 10 Noise and Vibration.
> - Chapter 10 Noise and Vibration.
>
> For information, the changes are at paragraphs 10.63 to 10.68, and Tables 10.12 and 10.13.
>
> There are no other changes to ES Volume 2 or technical appendices.
>
> If you are able to advise on the list of consultees that we should share the information with then we will action that.
>
> Buro Happold were keen to have a short discussion with the EHO to explain the update; should we do that through you?
>
> Copying Anthony in terms of updating the documents on Public Access.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | FA - Real Estate | Deloitte LLP
>
> 2 Hardman Street, Manchester, M3 3HF
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: OVG Manchester Ref. 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 30 April 2020 at 08:53
To: "Feekins, Laura" [redacted]

Laura

The EH officer dealing with this application is Laura Miller. Laura can be contacted a [redacted]

Thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 29 Apr 2020 at 10:50, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> Further to you recent discussion with Eve, work has been completed on the update to the Noise and Vibration chapter of the Environmental Statement.
>
> I have attached:
>
> - ES Volume 2 Update 29 April 2020, with updated Chapter 10 Noise and Vibration.
> - Chapter 10 Noise and Vibration.
>
> For information, the changes are at paragraphs 10.63 to 10.68, and Tables 10.12 and 10.13.

There are no other changes to ES Volume 2 or technical appendices.

If you are able to advise on the list of consultees that we should share the information with then we will action that.

Buro Happold were keen to have a short discussion with the EHO to explain the update; should we do that through you?

Copying Anthony in terms of updating the documents on Public Access.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 1 May 2020 at 14:26
To: "Grant, Eve" [redacted]

Eve

Anthony Moore has just contacted me following contact by one of your colleagues with him. I understand from that conversation that you are requesting a re-consultation be undertaken as a result of the changes to the noise chapter of the ES. I would be grateful if such conversation could take place with me as the planning officer in the first instance as it is myself who authorises any re-consultation and notification on planning applications.

Best wishes

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Thu, 16 Apr 2020 at 15:48, Grant, Eve [redacted] wrote:

> Great - many thanks for letting me know.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +44 [redacted] | M: [redacted]1
>
> [redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 16 April 2020 12:54
To: Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Eve

Just to let you know notification and consultation letters will shortly be leaving the Town Hall. Site notices will be displayed hopefully tomorrow if not Monday.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 16:20, Grant, Eve [redacted] wrote:

> Great - many thanks both.

Kind regards

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 April 2020 16:05
To: Anthony Moore [redacted]
Cc: Grant, Eve [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Wonderful Ant, thank you

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 1 Apr 2020 at 16:04, Anthony Moore <[redacted]wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.
>
> Just about to load the 3 Campus wide docs.
>
> Regards,
>
> Anthony Moore
>
> Technical Support Team Leader (Planning & Building Control)
>
> Planning, Building Control & Licensing, Growth & Development,
>
> Tel: (External [redacted]
>
> Tel: (Internal [redacted]
>
> Tel: (mobile [redacted]
>
> Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA
>
> Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)
>
> E-mail [redacted]
>
> http://www.manchester.gov.uk/planning/
>
> Please consider the environment before printing an e-mail.
>
> Planned Leave:
>
> On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted]wrote:
>
> > Thanks Eve
> >
> > Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**

Director | FA - Real Estate | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Grant, Eve
Sent: 01 April 2020 13:07
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission
Importance: High

Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:

- *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone
- The three campus wide reports which were submitted for information only - but do form part of the pack.

Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura [redacted]
Sent: 30 March 2020 17:56
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson <[redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted]| www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore < [redacted]
Cc: Jennifer Atkinson < [redacted]Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted] Grant, Eve < [redacted]
Hampson, Frances < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20

- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances
[redacted] Grant, Eve [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances < [redacted]
> **Cc:** Cooper, John < [redacted] Feekins, Laura < [redacted] Grant, Eve [redacted] Anthony Moore [redacted]
> **Subject:** [EXT] Re: OVG Manchester - Planning Application Submission
>
> Frances
>
> When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.
>
> Best wishes
>
> 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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
>
> Would you like hard copies of everything or just select documents?
>
> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances
>
> **Frances Hampson**
>
> Planner | FA - Real Estate | Deloitte LLP
>
> 2 Hardman Street, Manchester, M3 3HF
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] Re: OVG Manchester - Planning Application Submission

1 message

Jennifer Atkinson [redacted] 1 May 2020 at 14:29
To [redacted]

Laura

I would like to bring this to your attention Eve's absence.

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

---------- Forwarded message ---------
From: **Jennifer Atkinson** [redacted]
Date: Fri, 1 May 2020 at 14:26
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission
To: Grant, Eve [redacted]

Eve

Anthony Moore has just contacted me following contact by one of your colleagues with him. I understand from that conversation that you are requesting a re-consultation be undertaken as a result of the changes to the noise chapter of the ES. I would be grateful if such conversation could take place with me as the planning officer in the first instance as it is myself who authorises any re-consultation and notification on planning applications.

Best wishes

Jen

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

Tel [redacted]
Mobile [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

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On Thu, 16 Apr 2020 at 15:48, Grant, Eve [redacted] wrote:

> Great - many thanks for letting me know.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +44 [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson < [redacted]
> **Sent:** 16 April 2020 12:54
> **To:** Grant, Eve < [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Eve
>
> Just to let you know notification and consultation letters will shortly be leaving the Town Hall. Site notices will be displayed hopefully tomorrow if not Monday.
>
> Thanks
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 16:20, Grant, Eve [redacted] wrote:

> Great - many thanks both.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +44 [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 April 2020 16:05
> **To:** Anthony Moore [redacted]
> **Cc:** Grant, Eve [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Wonderful Ant, thank you
>
> Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Wed, 1 Apr 2020 at 16:04, Anthony Moore <[redacted]wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.
>
> Just about to load the 3 Campus wide docs.
>
> Regards,
>
> Anthony Moore
>
> Technical Support Team Leader (Planning & Building Control)
>
> Planning, Building Control & Licensing, Growth & Development,
>
> Tel: (External [redacted]

Tel: (Internal [redacted]

Tel: (mobile [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted] wrote:

> Thanks Eve
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel [redacted]
>
> Mobile [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
>
> **[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]**

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> ---
>
> **From:** Grant, Eve
> **Sent:** 01 April 2020 13:07
> **To:** Anthony Moore [redacted]
> **Cc:** Jennifer Atkinson <[redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
> **Subject:** RE: [EXT] Re: OVG Manchester - Planning Application Submission
> **Importance:** High
>
> Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:
>
> - *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone
> - The three campus wide reports which were submitted for information only - but do form part of the pack.
>
> Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

[redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura <[redacted]
Sent: 30 March 2020 17:56
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore [redacted]

Cc: Jennifer Atkinson <[redacted]Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted]| www.deloitte.co.uk

From: Feekins, Laura [redacted]
[redacted]>
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted]Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20

To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] M: [redacted]

[redacted]| www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura < [redacted]
Cc: Jennifer Atkinson [redacted]Hampson, Frances
[redacted]Grant, Eve < [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances < [redacted]

Cc: Cooper, John <[redacted]Feekins, Laura [redacted]Grant, Eve [redacted]Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted]wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.

Would you like hard copies of everything or just select documents?

Please do let me know if you have any difficulties in accessing the files or have any queries.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester - Planning Application Submission

2 messages

Feekins, Laura [redacted] 1 May 2020 at 14:53
To: Jennifer Atkinson [redacted]
Cc: "Grant, Eve" [redacted]

Hi Jen

Apologies, I think Jennie might have slightly misunderstood what I asked her to check with Anthony – could you give me a call to discuss?

Thanks

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 May 2020 14:29
To: Feekins, Laura [redacted]
Subject: Fwd: [EXT] Re: OVG Manchester - Planning Application Submission

Laura

I would like to bring this to your attention Eve's absence.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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---------- Forwarded message ---------
From: **Jennifer Atkinson** [redacted]
Date: Fri, 1 May 2020 at 14:26
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission
To: Grant, Eve [redacted]

Eve

Anthony Moore has just contacted me following contact by one of your colleagues with him. I understand from that conversation that you are requesting a re-consultation be undertaken as a result of the changes to the noise chapter of the ES. I would be grateful if such conversation could take place with me as the planning officer in the first instance as it is myself who authorises any re-consultation and notification on planning applications.

Best wishes

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Thu, 16 Apr 2020 at 15:48, Grant, Eve [redacted] wrote:

> Great - many thanks for letting me know.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson < [redacted]
> **Sent:** 16 April 2020 12:54
> **To:** Grant, Eve < [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Eve
>
> Just to let you know notification and consultation letters will shortly be leaving the Town Hall. Site notices will be displayed hopefully tomorrow if not Monday.
>
> Thanks
>
> Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [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

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On Wed, 1 Apr 2020 at 16:20, Grant, Eve [redacted] wrote:

> Great - many thanks both.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: +[redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 April 2020 16:05

To: Anthony Moore [redacted]
Cc: Grant, Eve [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Wonderful Ant, thank you

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 1 Apr 2020 at 16:04, Anthony Moore [redacted] wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.

Just about to load the 3 Campus wide docs.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Interna [redacted]

Tel: (mobile [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted] wrote:

> Thanks Eve
>
> Jen
>
> _____
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel: [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> ---
>
> **From:** Grant, Eve
> **Sent:** 01 April 2020 13:07
> **To:** Anthony Moore [redacted]
> **Cc:** Jennifer Atkinson [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
> **Subject:** RE: [EXT] Re: OVG Manchester - Planning Application Submission
> **Importance:** High

Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:

- *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone
- The three campus wide reports which were submitted for information only - but do form part of the pack.

Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura <[redacted]
Sent: 30 March 2020 17:56
To: Anthony Moore <[redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]

Cc: 'Jennifer Atkinson' [redacted] Grant, Eve < [redacted]
Hampson, Frances < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura < [redacted]
Cc: Jennifer Atkinson [redacted] Hampson, Frances [redacted] Grant, Eve < [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External) [redacted]

Tel: (Internal) [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 March 2020 20:06
To: Hampson, Frances [redacted]
Cc: Cooper, John [redacted] Feekins, Laura [redacted] Grant, Eve < [redacted] Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted] wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.
>
> Would you like hard copies of everything or just select documents?
>
> Please do let me know if you have any difficulties in accessing the files or have any queries.
>
> Kind regards,
>
> Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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Jennifer Atkinso [redacted] 1 May 2020 at 14:56
Draft To: "Feekins, Laura" [redacted]
Cc: "Grant, Eve" [redacted]

Thanks Laura

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

Tel: [redacted]
Mobile: [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

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On Fri, 1 May 2020 at 14:53, Feekins, Laura [redacted] wrote:

> Hi Jen

Apologies, I think Jennie might have slightly misunderstood what I asked her to check with Anthony – could you give me a call to discuss?

Thanks

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 May 2020 14:29
To: Feekins, Laura [redacted]
Subject: Fwd: [EXT] Re: OVG Manchester - Planning Application Submission

Laura

I would like to bring this to your attention Eve's absence.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [redacted]

Email [redacted]

www.manchester.gov.uk

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---------- Forwarded message ---------
From: **Jennifer Atkinson** [redacted]
Date: Fri, 1 May 2020 at 14:26
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission
To: Grant, Eve [redacted]

Eve

Anthony Moore has just contacted me following contact by one of your colleagues with him. I understand from that conversation that you are requesting a re-consultation be undertaken as a result of the changes to the noise chapter of the ES. I would be grateful if such conversation could take place with me as the planning officer in the first instance as it is myself who authorises any re-consultation and notification on planning applications.

Best wishes

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Thu, 16 Apr 2020 at 15:48, Grant, Eve [redacted] wrote:

> Great - many thanks for letting me know.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: +[redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 16 April 2020 12:54
> **To:** Grant, Eve [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Eve
>
> Just to let you know notification and consultation letters will shortly be leaving the Town Hall. Site notices will be displayed hopefully tomorrow if not Monday.
>
> Thanks
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 1 Apr 2020 at 16:20, Grant, Eve [redacted] wrote:

> Great - many thanks both.
>
> Kind regards
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 April 2020 16:05
> **To:** Anthony Moore [redacted]
> **Cc:** Grant, Eve [redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester - Planning Application Submission
>
> Wonderful Ant, thank you
>
> Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

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On Wed, 1 Apr 2020 at 16:04, Anthony Moore [redacted] wrote:

> Jen
>
> The individual chapters of the ES Appendices are now loaded and I've made sensitive the compiled version that was previously on.
>
> Crime Impact statement now on.
>
> Just about to load the 3 Campus wide docs.
>
> Regards,
>
> Anthony Moore
>
> Technical Support Team Leader (Planning & Building Control)
>
> Planning, Building Control & Licensing, Growth & Development,
>
> Tel: (External [redacted]

Tel: (Internal [redacted]

Tel: (mobile [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 1 Apr 2020 at 15:42, Jennifer Atkinson [redacted] wrote:

> Thanks Eve
>
> Jen
>
> _____
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel [redacted]
>
> Mobile [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
>
> **[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]**

On Wed, 1 Apr 2020 at 15:37, Grant, Eve [redacted] wrote:

> Jen / Anthony
>
> Further to my conversation with Jen, the three campus wide documents should be uploaded as well.
>
> All three are clearly marked for reference only on the front covers - and don't form part of the application pack to be approved - but we think they should also be available for people to look at to understand the wider context.
>
> Many thanks
>
> Eve
>
> **Eve Grant**
>
> Director | FA - Real Estate | Deloitte LLP
>
> D: [redacted] M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

From: Grant, Eve
Sent: 01 April 2020 13:07
To: Anthony Moore [redacted]
Cc: Jennifer Atkinson <[redacted] Hampson, Frances [redacted] Feekins, Laura [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission
Importance: High

Hi Anthony - further to my voicemail earlier, we have noticed a couple of documents haven't been uploaded to the Portal:

- *OVG Sust Stmt Appendix B – Crime Impact Statement* - as this is secured, we couldn't include in the combined version and so needs to be uploaded as a standalone
- The three campus wide reports which were submitted for information only - but do form part of the pack.

Please could these be added today - if easiest we can reissue a link this afternoon with what's missing.

In addition - we are aware that Place North West have received a comment from the existing arena that a number of reports we say we have submitted are missing from the portal. These are all in the large ES Volume 2 document - but is it possible to get these uploaded individually so that its clear that they are all there?

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Feekins, Laura [redacted]
Sent: 30 March 2020 17:56
To: Anthony Moor [redacted]
Cc: Jennifer Atkinson [redacted] Grant, Eve [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Sorry, another report to be added to the file – attached is the Road Safety Audit and Design Team Response, which is a new report requested by MCC Highways in pre-application consultation.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 March 2020 15:41
To: Anthony Moore < [redacted]

Cc: Jennifer Atkinson < [redacted] Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Further to my email below, I have now received the updated Transport Assessment, which is in the form of an Addendum.

We have added this to the existing ES Appendix 12.1 Transport Assessment, and relabelled as ***Appendix 12.1 Transport Assessment and Transport Assessment Addendum***.

Please see attached updated OVG Manchester - ES Volume 2 FINAL 30.3.20 to reflect this change; Appendix 2.3 EIA Scoping Opinion Summary of Comments and Responses is also updated.

I will send you a Sharefile link to Appendix 12.1, as it is 99MB.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 25 March 2020 14:17
To: 'Anthony Moore' [redacted]
Cc: 'Jennifer Atkinson' [redacted] Grant, Eve [redacted]
Hampson, Frances [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

I spoke briefly with Jen earlier, and hopefully we can catch up when you have a spare minute!

There has been a little further work completed on the transport modelling, which meant that some very minor tweaks were required to elements of the Environmental Statement.

I have therefore attached some updated documents, which I would be grateful if you could arrange to upload to the file – and delete the previous versions as below:

To delete, previously submitted documents:

- OVG Manchester - ES Volume 2
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results
- ES Appendix 10.4 Operational Noise

To add (attached):

- OVG Manchester - ES Volume 2 FINAL 24.3.20
- ES Appendix 6.2 Traffic Data
- ES Appendix 6.6 Operational Modelling Results 2023
- ES Appendix 6.7 Operational Modelling Results 2026 (*this is a new document*)
- ES Appendix 10.4 Operational Traffic Noise

There will also be an updated version of the Transport Assessment (ES Appendix 12.1), this is coming tomorrow.

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 24 March 2020 15:20

To: Anthony Moore [redacted]
Cc: Jennifer Atkinson [redacted]Grant, Eve < [redacted]
Subject: RE: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Anthony

Hope you're keeping well in these strange times.

I was hoping to have a very quick chat about OVG Manchester documents – not sure if you are in the office / WFH and able to speak?

If you are able, please could you give me a call on my office number?

Apologies, appreciate there's probably a lot going on at the moment!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted]| www.deloitte.co.uk

From: Anthony Moore [redacted]
Sent: 11 March 2020 14:31
To: Feekins, Laura < [redacted]
Cc: Jennifer Atkinson [redacted]Hampson, Frances
[redacted]Grant, Eve < [redacted]
Subject: Re: [EXT] Re: OVG Manchester - Planning Application Submission

Hi Laura

No problem, thanks for letting me know - I might have got a little confused otherwise.

The full application is 126431/FO/2020 and the advert is 126432/AO/2020.

Regards,

Anthony Moore

Technical Support Team Leader (Planning & Building Control)

Planning, Building Control & Licensing, Growth & Development,

Tel: (External [redacted]

Tel: (Internal [redacted]

Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)

E-mail [redacted]

http://www.manchester.gov.uk/planning/

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Planned Leave:

On Wed, 11 Mar 2020 at 14:19, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just to confirm that I have arranged for copies of those documents to be couriered up to the Town Hall this afternoon (the box was a bit on the heavy side to carry!).
>
> Anthony – hope it's ok, I addressed this to you.
>
> Just to check, is there a reference number for the application as yet?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 03 March 2020 20:06
> **To:** Hampson, Frances [redacted]

Cc: Cooper, John <[redacted]Feekins, Laura [redacted]Grant, Eve [redacted]Anthony Moore [redacted]
Subject: [EXT] Re: OVG Manchester - Planning Application Submission

Frances

When the time is right, I would like a hard copy of the ES, design and access statement and planning statement plus an A3 set of plans.

Best wishes

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 Tue, 3 Mar 2020 at 19:56, Hampson, Frances [redacted]wrote:

> Hi Jen,
>
> We have now issued all the complete documents for the OVG Manchester planning application. You should hopefully now of received an email with the link, similar to the one attached whereby you can download all the documents – Ant should also of received a link.

Would you like hard copies of everything or just select documents?

Please do let me know if you have any difficulties in accessing the files or have any queries.

Kind regards,

Frances

Frances Hampson

Planner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted]| www.deloitterealestate.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431 - Proposed Etihad Arena Modelling and Trip Generation comments

1 message

Jennifer Atkinson [redacted] 13 May 2020 at 12:54
To: Muniza Usmani <[redacted]
Cc: Neil Bayliss-Rowe [redacted]

Thanks Muniza

I will get them on with this

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 13 May 2020 at 12:44, Muniza Usmani [redacted] wrote:

> Hi Jen
>
> MCC and TfGM have reviewed the trip generation and modelling information provided in the TA for the proposed arena. Attached is a technical note detailing this review and issues that require addressing - please forward this to the Agent for action.
>
> Detailed comments on the full application will follow once the revised trip generation and modelling has been completed and reviewed.
>
> Kind regards
> **Muniza Usmani**
> Engineer
> Highways Service, Growth and Neighbourhoods Directorate
>
> *(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)*
> Email [redacted]
> Web: http://www.manchester.gov.uk
>
> POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 13 May 2020 at 13:30
To [redacted]

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

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

Tel [redacted]
Mobile [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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Planning Application 126431/FO/2020 Consultation - 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

1 message

Jennifer Atkinson [redacted] 13 May 2020 at 13:58
To: Lynda Griffin [redacted]
Cc: Alan Lowe [redacted] Andrew Charnock [redacted] Darren Embury [redacted] gregg mitchell [redacted] Jennifer McKinney [redacted] Landuse [redacted]

Lynda

Thanks for the comments below. With regards to the conditions you have suggested, whilst I accept the construction management condition should be a pre commencement condition, I consider the travel plan and crowd management plans are something which we can agree prior to first use. Would you agree?

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 Thu, 30 Apr 2020 at 17:32, Lynda Griffin [redacted] wrote:

> Jennifer,
>
> **Application number**: 126431/FO/2020
>
> **Proposal**: Erection of a multi-use arena (Use Class D2) (61082 sqm) 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.
>
> **Location**: 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 refer to the above application and make the following comments from a Metrolink perspective:

GENERAL COMMENTS

Metrolink have had some discussion with the Developer with regards to the interface with Metrolink and general travel demand for events. These discussions have been very high level and whilst Metrolink have no objection to the proposals there are a number of details that need to be agreed prior to the Development coming into use. The developer is aware that successful transport solutions to/from events is multimodal and this is discussed in their Planning Documentation.

The submitted Planning Statement and Transport Assessment refer to Metrolink ensuring that "every possible Metrolink Service was operated by a double unit". I understand that this arrangement was not offered and depending upon the nature of the event may not be necessary but could, in any event, not be guaranteed. It is proposed that a Framework Document is agreed between the Developer and TfGM which will set out the overarching principles of 'Travel Demand Management' by all modes for events. This Framework Document will then be used to agree event specific 'Operational Plans'.

The corralling at the Etihad Trams stop was designed to accommodate the Etihad Stadium and the suitability of the current arrangement and capacity should be assessed for when events clash. Any required changes would need to be discussed and agreed with Metrolink but would clearly need to be at the developer's cost. It is worth noting that the extents of Metrolink controlled land in this area is limited and any therefore any changes may require agreement with the adjacent landowners.

The illuminated band around the top of the arena gives Metrolink a little bit of concern. Whilst we operate at a lower level we are concerned that the illumination will be substantially brighter than the tram corridor and any pulsing of the lights resulting from the moving image panels could create issues for tram drivers. The luminosity of this lighting and screens should be capable of being dimmed and safe levels agreed on site with Metrolink post construction.

Due to the proximity of the development to the operational Metrolink line we would request that the following conditions are applied to any planning permission for this development:

CONDITIONS

1. Working Safely Near Metrolink

No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Manchester City Council the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester in respects to working safely near Metrolink). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

• the retention of 24hr unhindered access to all Metrolink Infrastructure;

• loading and unloading of plant and materials;

• construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);

• measures to control the emission of dust and dirt during construction and;

Reason:

1. To safeguard the amenities of the locality.

2. To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. Further details can be found via the Metrolink Website at; https://www.tfgm.com/public-transport/tram/working-safely

2. Travel Demand Management

No development shall take place until a Framework Travel Demand Management Document has been submitted to and approved in writing by Manchester City Council the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). This document shall set out the principles and timescales relating to how event specific Operational Plans will be developed and agreed.

Reason: In the interests of safely managing the travelling public for events and across Greater Manchester.

3. Crowd Management at Etihad Tram Stop

No development shall take place until a full assessment of the crowd management corralling system at the Etihad Tram Stop has been submitted to and approved in writing by Manchester City Council the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). Any changes considered necessary to meet the new demand must be agreed by Metrolink and must be introduced prior to the Development coming into use.

Reason: In the interests of public safety and that of Metrolink customers.

4. Driver distraction

Prior to the development being brought into use the levels of lighting and potential distraction to tram drivers must be assessed on site during the hours of darkness and amended as necessary.

Reason: To ensure that the lighting from the development does not adversely impact the safe operation of Metrolink.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

Mobile [redacted]
Office [redacted]
www.tfgm.com

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431 - Proposed Etihad Arena Modelling and Trip Generation comments

1 message

Jennifer Atkinson [redacted] 13 May 2020 at 14:09
To: Muniza Usmani <[redacted]
Cc: Neil Bayliss-Rowe [redacted]

Muniza

Do you have any comments on the advert application for this. Particularly interested in any comments you may have about illumination and moving image.

Thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 13 May 2020 at 12:44, Muniza Usmani [redacted] wrote:

> Hi Jen
>
> MCC and TfGM have reviewed the trip generation and modelling information provided in the TA for the proposed arena. Attached is a technical note detailing this review and issues that require addressing - please forward this to the Agent for action.
>
> Detailed comments on the full application will follow once the revised trip generation and modelling has been completed and reviewed.
>
> Kind regards
> **Muniza Usmani**
> Engineer
> Highways Service, Growth and Neighbourhoods Directorate
>
> *(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)*
> Email [redacted]
> Web: http://www.manchester.gov.uk
>
> POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431 - Proposed Etihad Arena Modelling and Trip Generation comments

1 message

Jennifer Atkinson [redacted] 14 May 2020 at 08:32
To: Muniza Usmani <[redacted]>

Thanks, no rush.

Jen

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

Tel [redacted]
Mobile [redacted]
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On Thu, 14 May 2020 at 08:11, Muniza Usmani <[redacted]> wrote:

> Hi Jen
>
> Sorry for the delay. Im just finishing the note - will be with you today.
>
> Kind regards
> Muniza Usmani
> Engineer - Development Control
>
> Highway Services,
> Growth & Neighbourhoods Directorate,
> Manchester City Council,
> Bridgewater House,
> Whitworth Street,
> Manchester,
> M1 6LT,
>
> Email [redacted]
> Web: http://www.manchester.gov.uk
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> On Wed, 13 May 2020, 14:09 Jennifer Atkinson, [redacted] wrote:
>
> > Muniza
> >
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> >
> > Thanks
> >
> > Jen

Jennifer Atkinson
Principal Planner
Development Management North
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>
> POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Planning Application 126431/FO/2020 Consultation - 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

1 message

Jennifer Atkinson [redacted] 26 May 2020 at 15:00
To: Lynda Griffin [redacted]
Cc: Alan Lowe [redacted] Andrew Charnock [redacted] Darren Embury [redacted] gregg mitchell [redacted] Jennifer McKinney [redacted] Landuse [redacted]

Thanks Lynda

I can look at that.

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
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On Tue, 26 May 2020 at 14:56, Lynda Griffin [redacted] wrote:

> Jennifer,
>
> I agree that the Framework Travel Demand Plan and the Crowd Management do not need to be discharged pre-commencement but there is concern that 'prior to first use' may get lost and not leave sufficient time for the issues to be satisfactorily addressed prior to pressure being applied for the first use.
>
> Could we ask that if the Framework document if not produced pre-commencement that it is produced at least 6 months prior to first use of the development to ensure Metrolink are not put under tight timescales to agree important protocols that will be with us forever.
>
> Regards
>
> Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

Mobile [redacted]
Office fax [redacted]
www.tfgm.com

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From: Jennifer Atkinson [redacted]
Sent: 13 May 2020 13:58
To: Lynda Griffin [redacted]
Cc: Alan Lowe [redacted] Andrew Charnock [redacted] Darren Embury [redacted] gregg mitchell [redacted] Jennifer McKinney [redacted] Landuse [redacted]
Subject: Re: Planning Application 126431/FO/2020 Consultation - 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

Lynda

Thanks for the comments below. With regards to the conditions you have suggested, whilst I accept the construction management condition should be a pre commencement condition, I consider the travel plan and crowd management plans are something which we can agree prior to first use. Would you agree?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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Tel [redacted]

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On Thu, 30 Apr 2020 at 17:32, Lynda Griffin [redacted] wrote:

> Jennifer,
>
> **Application number**: 126431/FO/2020
>
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>
> **Location**: 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 refer to the above application and make the following comments from a Metrolink perspective:
>
> **GENERAL COMMENTS**
>
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>
> The submitted Planning Statement and Transport Assessment refer to Metrolink ensuring that “every possible Metrolink Service was operated by a double unit”. I understand that this arrangement was not offered and depending upon the nature of the event may not be necessary but could, in any event, not be guaranteed. It is proposed that a Framework Document is agreed between the Developer and TfGM which will set out the overarching principles of ‘Travel Demand Management’ by all modes for events. This Framework Document will then be used to agree event specific ‘Operational Plans’.
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Prior to the development being brought into use the levels of lighting and potential distraction to tram drivers must be assessed on site during the hours of darkness and amended as necessary.

Reason: To ensure that the lighting from the development does not adversely impact the safe operation of Metrolink.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

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Office fax [redacted]
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Jennifer Atkinson [redacted]

Fwd: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)

1 message

Jennifer Atkinson [redacted] 27 May 2020 at 14:51
To: Muniza Usmani <[redacted] Neil Bayliss-Rowe [redacted]

Muniza/Neil

Can you review this for me and let me know if there is anything I need the applicant to address in response to this.

Thanks

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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Email [redacted]
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---------- Forwarded message ---------
From: **DALE Terence** [redacted]
Date: Wed, 27 May 2020 at 14:48
Subject: RE: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)
To [redacted]
Cc [redacted] Steven Roberts [redacted]

Dear Jennifer,

Further to your correspondence with my colleague Rachael, please find attached our representation made on behalf of ASDA Stores Ltd in respect of the above planning application.

Kind regards

TERENCE DALE
Associate Director
SYSTRA Ltd, 100 Wellington Street, Leeds, LS1 1BA

Direct Dial: [redacted]

Main Office: [redacted]

Website: www.systra.co.uk

https://twitter.com/SYSTRA_LTD
www.linkedin.com/company/36421

SYSTRA Limited is a company registered in England and Wales, (number 03383212). Registered office: 3rd Floor 5 Old Bailey, London, England, EC4M 7BA. Registered VAT number: GB1823826/95

From: ELLIOTT Rachael [redacted]
Sent: Wednesday, May 6, 2020 4:50 PM
To [redacted]
Cc [redacted]DALE Terence [redacted]
Subject: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)

Jennifer

Please find attached a 'holding response' and request for additional time for us to provide a review on behalf of Asda Stores Ltd. of planning application ref: '126431/FO/2020: Erection of a multi-use arena (Use Class D2) (61,082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4)' on the Etihad Campus off Alan Turing Way.

Please can you confirm receipt of this email and letter?

Kind regards

RACHAEL ELLIOTT
Principal Transport Planner
SYSTRA Ltd, 100 Wellington Street, Leeds, LS1 1BA

Direct Dial: [redacted]

Main Office: [redacted]

Website: www.systra.co.uk

https://twitter.com/SYSTRA_LTD
www.linkedin.com/company/36421

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)

1 message

Jennifer Atkinson [redacted] 28 May 2020 at 08:15
To: Muniza Usmani <[redacted]
Cc: Neil Bayliss-Rowe [redacted]

Thanks Muniza

Fine with me

Jen

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

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On Thu, 28 May 2020 at 08:09, Muniza Usmani <[redacted] wrote:

> Hi jen
>
> I will have a chat with TfGM about this - is that ok? The main point is modelling extents and times of models.
>
> Kind regards
> Muniza Usmani
> Engineer - Development Control
>
> Highway Services,
> Growth & Neighbourhoods Directorate,
> Manchester City Council,
> Bridgewater House,
> Whitworth Street,
> Manchester,
> M1 6LT,
>
> Email [redacted]
> Web: http://www.manchester.gov.uk
>
> WORKING FROM HOME UNTIL FURTHER NOTICE
>
> On Wed, 27 May 2020, 14:51 Jennifer Atkinson, [redacted] wrote:
>
> > Muniza/Neil
> >
> > Can you review this for me and let me know if there is anything I need the applicant to address in response to this.

Thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

---------- Forwarded message ---------
From: **DALE Terence** [redacted]
Date: Wed, 27 May 2020 at 14:48
Subject: RE: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)
To [redacted]
Cc [redacted] Steven Roberts [redacted]

Dear Jennifer,

Further to your correspondence with my colleague Rachael, please find attached our representation made on behalf of ASDA Stores Ltd in respect of the above planning application.

Kind regards

TERENCE DALE
Associate Director
SYSTRA Ltd, 100 Wellington Street, Leeds, LS1 1BA

Direct Dial: [redacted]

Main Office: [redacted]

Website: www.systra.co.uk

https://twitter.com/SYSTRA_LTD
www.linkedin.com/company/36421

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From: ELLIOTT Rachael [redacted]
Sent: Wednesday, May 6, 2020 4:50 PM
To [redacted]
Cc [redacted]DALE Terence [redacted]
Subject: 126431/FO/2020: Erection of a multi-use arena (Use Class D2)

Jennifer

Please find attached a 'holding response' and request for additional time for us to provide a review on behalf of Asda Stores Ltd. of planning application ref: '126431/FO/2020: Erection of a multi-use arena (Use Class D2) (61,082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4)' on the Etihad Campus off Alan Turing Way.

Please can you confirm receipt of this email and letter?

Kind regards

RACHAEL ELLIOTT
Principal Transport Planner
SYSTRA Ltd, 100 Wellington Street, Leeds, LS1 1BA

Direct Dial: [redacted]

Main Office: [redacted]

Website: www.systra.co.uk



https://twitter.com/SYSTRA_LTD
www.linkedin.com/company/36421

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Pre-commencement conditions for application 126431/FO/2020

1 message

Grant, Eve [redacted] 28 May 2020 at 16:07
To: [redacted]
Cc: "Feekins, Laura" [redacted] "Chatfield, Jennifer" [redacted]

Hi Jen - please see attached our comments on the suggested pre-commencement conditions for the OVG application.

If you have any queries, please let Laura or I know.

Many thanks

Eve

Eve Grant

Director | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

-----Original Message-----
From [redacted]
Sent: 13 May 2020 14:02
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Pre-commencement conditions for application 126431/FO/2020

Please find attached a letter regarding pre-commencement conditions in relation to your recent application under reference 126431/FO/2020.

Regards,

Jennifer Atkinson

Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

--

****

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OVG - MCC Precommencement Conditions 28.05.2020.pdf
165K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431 - Etihad Arena

1 message

Muniza Usmani [redacted] 1 June 2020 at 11:46
To: Jennifer Atkinson [redacted]
Cc: Neil Bayliss-Rowe [redacted]

Hi Jen

As discussed, TfGM have provided the following additional comments relating to the modelling which also require including as part of the TA review:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

MCC/TfGM note that the junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Thanks

Kind regards
Muniza Usmani
Engineer
Highways Service, Growth and Neighbourhoods Directorate

(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)
Email [redacted]
Web: http://www.manchester.gov.uk

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 1 June 2020 at 11:53
To [redacted]

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

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- *Same as in base*

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Baseline:

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It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson
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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 2 June 2020 at 14:44
To [redacted]

Laura

I now have some of the EH comments (not Air Quality as we are awaiting the further highways work modelling to be completed).

Deliveries

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. JA comment - Do these work? We would have to stipulate that this doesn't affect any vehicles associated with the arena concerts.

Fumes

Condition (?) - You will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk
assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

You have given some proposals for kitchen extraction from all the kitchen areas but there is no risk assessment to determine the level of control, this is required
especially as they are proposing louvres in the façade and not flues above eaves. We also need to see drawings showing the proposed extraction systems and the order of the
mitigation measures (i.e filters, UV etc).

Opening Hours

To be agreed

Acoustics

The acoustic report submitted with the application has been reviewed. The proposals for setting the limits for entertainment noise breakout and the 5dB allowance for an open window is acceptable. However, further details on what the predicted noise levels will be at the residential receptors identified (noise breakout, people noise, traffic noise etc.) needs to be provided as the report just says negligible.

Plant

The acoustic report submitted with the application has been reviewed. A modal background for the plant assessment has been used which is not in line with City Council guidance. As such, the report needs to be updated.

Waste

Proposal for waste management is acceptable.

Ground conditions

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.

- Submission of a detailed Remediation Strategy

JA comment - happy to condition this.

The key comments which needs addressing are the noise/plant. As discussed, we are not commenting on the air quality just yet in advance of the additional modelling. However, in advance of that, I would like a chat about the use of

the surface level car parking around the site.

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, 1 Jun 2020 at 11:53, Jennifer Atkinson [redacted] wrote:

> Laura
>
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Many thanks

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Best wishes

Jennifer

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

Manchester City Council

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 2 June 2020 at 15:36
To: Gillian Worden [redacted]
Cc: Bill Davidson [redacted] Freyja Handy [redacted] Russell Beard [redacted]

Gillian

The planning application, including all of the technical reports, is currently being considered in detail by the City Council, as Local Planning Authority. The comments, from consultees and others will be available to view 5 working days prior to the determination of the planning application in the usual way.

Whilst we would not normally meet a third party to discuss a planning application, in this instance we would be willing to meet to allow you to present your clients position if you think this would be necessary. This, however, would not be an open dialogue about the merits of the proposal.

I trust this is of some assistance.

Regards

Jennifer

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

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Mobile [redacted]
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On Mon, 1 Jun 2020 at 18:43, Gillian Worden [redacted] wrote:

> Dear Jennifer
>
> As you are aware, we have been reviewing the planning application for an arena recently submitted by Oak View Group (reference 126431/FO/2020) and will be submitting a representation next week on behalf of ASM Global, operator of Manchester Arena. You may also have seen a copy of a letter ASM issued to local councillors last Friday which highlights their concerns.
>
> The OVG application pack is clearly substantial and contains technical evidence produced to support their case, including a critical 'market demand' analysis, which forecasts market growth which the applicant predicts will transpire, such that a second large indoor arena can be accommodated without detrimental impact on the city centre.

Because of the technical nature of this and other elements of the OVG submission, it was immediately apparent that ASM would need to draw on specialist expertise to inform their representation. As a part of your review and consideration of the application (and any representations), is the Council sourcing independent expertise with regard to the market forecast analysis (and for any other elements)? If so, who are you commissioning and what timescale do you anticipate for undertaking any such analysis?

Once you have received our submission, it would be useful to meet to run through the concerns raised and we will be in contact to agree a suitable date. We have also been monitoring the Council website and would be grateful if you could advise if MCC has already received representations on this application and, if so, whether these will be made available to public view?

I look forward to hearing from you.

Kind regards

Gillian

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

[redacted] **m**[redacted] **w** www.p4planning.co.uk



Shortlisted for Planning Team of the Year at the Insider Property Awards North West 2020.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Feekins, Laura [redacted] 4 June 2020 at 10:41
To: Jennifer Atkinson [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Hi Jen – yes, that's fine, speak soon.

Thanks

Laura

From: Jennifer Atkinson [redacted]
Sent: 04 June 2020 08:50
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Laura

I will give you a call about 11. Is that ok? Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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Tel: [redacted]

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On Wed, 3 Jun 2020 at 18:03, Feekins, Laura [redacted] wrote:

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>
> I am around tomorrow afternoon if you want to discuss the air quality point?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 02 June 2020 14:45
> **To:** Feekins, Laura [redacted]
> **Subject:** [EXT] Re: 126431/FO/2020 - Arena application
>
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- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.

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- *No cruise times/speeds on any of the links*
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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
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>
> The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.
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>
> The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.
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> The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.
>
> **Junction Assessments**
>
> The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.
>
> **Modelling**
>
> There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 5 June 2020 at 10:44
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Sorry Laura, just seen this. Around all day

Jen

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

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Mobile [redacted]
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On Thu, 4 Jun 2020 at 18:22, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I forgot to ask you about a query on the historic coal mine/ further investigation point when we spoke earlier – are you around in the morning?
>
> Thanks
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
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Laura Feekins

Assistant Director | Deloitte LLP

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The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431 - Etihad Arena

1 message

Jennifer Atkinson [redacted] 9 June 2020 at 17:14
To: Muniza Usmani <[redacted]
Cc: Neil Bayliss-Rowe [redacted]

Thanks Muniza

They are on with it as I spoke to Deloitte the other day.

Once you have gone through the modelling, could we have a meeting about the mitigation? I want to be clear in my mind whats required and I also want to discuss these existing surface car parks at the campus.

Thanks

Jen

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

Tel [redacted]
Mobile [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

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On Tue, 9 Jun 2020 at 12:11, Muniza Usmani [redacted] wrote:

> Hi Jen
>
> Hope you are well - I have still not had anything back on this at all from the Agent - just wanted to let you know as our 'full' comments including any required mitigation rely on us having time to review any updated information.
>
> Thanks
>
> Kind regards
> **Muniza Usmani**
> Engineer
> Highways Service, Growth and Neighbourhoods Directorate
>
> *(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)*
> Email [redacted]
> Web: http://www.manchester.gov.uk
>
> POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
>
> On Mon, 1 Jun 2020 at 11:46, Muniza Usmani <[redacted] wrote:
>
> > Hi Jen

As discussed, TfGM have provided the following additional comments relating to the modelling which also require including as part of the TA review:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

MCC/TfGM note that the junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Thanks

Kind regards
Muniza Usmani
Engineer
Highways Service, Growth and Neighbourhoods Directorate

(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)
Email [redacted]
Web: http://www.manchester.gov.uk

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431 - Etihad Arena

1 message

Muniza Usmani [redacted] 10 June 2020 at 09:14
To: Jennifer Atkinson [redacted]
Cc: Neil Bayliss-Rowe [redacted]

Hi Jen

Good to know they are cracking on - a meeting is a good idea as probably a lot to talk through.

Thanks

Kind regards
Muniza Usmani
Engineer
Highways Service, Growth and Neighbourhoods Directorate

(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)
Email [redacted]
Web: http://www.manchester.gov.uk

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

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>
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>
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>
> Thanks
>
> 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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>
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> ***Future:***
>
> - *Same as in base*
>
> ***x21: Bradford Road / Hulme Hall Lane***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
>
> ***Future:***
>
> - *Same as in base*
>
> ***x20: Briscoe Lane / Hulme Hall Lane***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
>
> ***Future:***
>
> - *Same as in base*
>
> ***x1148: Alan Turing Way / Sportcity Way***
>
> ***Baseline:***
>
> - *Missing a 3-1 phase delay*
> - *No cruise times/speeds on any of the links*
>
> ***Future:***

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

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Future:

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Baseline*: Junctions 8 file so unable to open*

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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Thanks

Kind regards
Muniza Usmani
Engineer
Highways Service, Growth and Neighbourhoods Directorate

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 10 June 2020 at 17:53
To: Gillian Worden [redacted]
Cc: Bill Davidson [redacted]

Gillian

The submission can be made by this method. Please can you send this to me direct.

Jennifer

Jennifer Atkinson

Principal planner
Development Management North
Growth and Development

email [redacted]

tel [redacted]

[I am currently working from home. Please contact me on my mobile]

On Wed, 10 Jun 2020, 17:38 Gillian Worden, [redacted] wrote:

> Hi Jennifer
>
> We are in the process of finalising our submission to the Eastlands Arena application (Ref: 126431/FO/2020).
>
> As you can imagine, our submission is rather large and I want to check whether we are able to submit our representations via a WeTransfer link (or similar) to the Council? I would be grateful if you could confirm as soon as possible so that we can set up or make alternative arrangements if this is not possible.
>
> I look forward to hearing from you.
>
> Kind regards
>
> Gill
>
> **Gillian Worden** BA(Hons) MPlan MRTPI
>
> Associate
>
> **P4 Planning Limited**
>
> 111 Piccadilly, Manchester M1 2HY
>
> [redacted] **m** [redacted] **w** www.p4planning.co.uk

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2 attachments



image001.jpg
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image001.jpg
2K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: OVG Manchester Ref. 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 11 June 2020 at 13:56
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

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

Tel [redacted]
Mobile [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

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

Hi Jen

Hope you're well.

We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):

Metrolink

Environment Agency

Greater Manchester Police

MCC Work and Skills

Natural England

Sport England

Manchester Airport

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 11 June 2020 at 17:14
To: Anthony Moore [redacted]

Ant

Please can you download this objection for me and put in the G drive folder? Could you keep it there rather than delete it when it's been uploaded?

I have put a couple of objections in there today from the Printworks and Arndale. Could you also not delete these as well?

Many thanks

Jen

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

Tel [redacted]
Mobile [redacted]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

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---------- Forwarded message ---------
From: **Gillian Worden** [redacted]
Date: Thu, 11 Jun 2020 at 17:05
Subject: 126431/FO/2020 - Proposed Arena, Eastlands
To: Jennifer Atkinson [redacted]
Cc: Bill Davidson [redacted] Freyja Handy [redacted]

Dear Jennifer

On behalf of ASM Global please find below a link to our representation to the application for the proposed new multi use arena with ancillary retail and commercial uses in Eastlands (application reference number: 126431/FO/2020).

https://we.tl/t-eItMXAqV9q

I also attach the covering letter from John Sharkey, Executive Vice President of ASM Global (Europe Region).

The overall ASM Global submission comprises the cover letter and:

1. Planning objection, prepared by P4 Planning with input from Grant Thornton (the latter report was prepared in response to the 2019 Eastlands Regeneration Framework 2019 Update)
2. An independent Economic Analysis of Manchester Arena Market, prepared by Charles Rivers Associates
3. An independent Eastlands Transport Review, prepared by Blacc and Mott MacDonald, with input from Air Quality Consultants and Movement Strategies.

I would be grateful if you could confirm receipt of this email and also let me know once you've successfully downloaded the three documents. Please let me know as soon as possible if you have any problems as we could send them in separate e mails if necessary.

I look forward to hearing from you.

Kind regards

Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

[redacted] **m** [redacted] **w** www.p4planning.co.uk

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Cover letter to ASM Objection to OVG Planning Application 11 June 2020.d....pdf
414K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 11 June 2020 at 17:15
To: Gillian Worden [redacted]
Cc: [redacted] Bill Davidson [redacted]
Freyja Handy [redacted]

Gillian

Thank you for your email.

Regards

Jennifer

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

Tel [redacted]
Mobile [redacted]
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On Thu, 11 Jun 2020 at 17:05, Gillian Worden [redacted] wrote:

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>
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>
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>
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>
> The overall ASM Global submission comprises the cover letter and:
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I look forward to hearing from you.

Kind regards

Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

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[redacted] **m**[redacted]**w** www.p4planning.co.uk



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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 12 June 2020 at 08:17
To: Anthony Moore [redacted]

Thanks

Combine them for the DMS but keep them as three separate documents for me.
thanks again
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, 11 Jun 2020 at 17:46, Anthony Moore <[redacted] wrote:

> Hi Jen
>
> No problem. I've put another folder in the Comments folder for the retained ones (Arndale, Printworks etc).
>
> Do you want me to combine the documents sent by ASM Global for the copy in the DMS? And how would you like them in the folder - they're currently in a folder themselves from where I downloaded them from WeTransfer.
>
> Regards,
>
> Anthony Moore
> Technical Support Team Leader (Planning & Building Control)
> Planning, Building Control & Licensing, Growth & Development,
> Tel: (External [redacted]
> Tel: (Internal [redacted]
> Tel: (mobile [redacted]
>
> Postal address: Manchester City Council, P O Box 532, Manchester M60 2LA
> Location address: Level 6 Town Hall Extension, Manchester M60 2LA (for sat nav systems use M2 5DB)
> E-mail [redacted]
> http://www.manchester.gov.uk/planning/
>
> Please consider the environment before printing an email.
>
> Planned Leave:
>
> On Thu, 11 Jun 2020 at 17:29, Jennifer Atkinson [redacted] wrote:
>
> > Thanks Sorry to be a pain. I just think I will need to refer back to them probably more than the others.

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 Thu, 11 Jun 2020 at 17:23, Anthony Moore <[redacted] wrote:

> Hi Jen
>
> Will do. I'll have to put the Printworks & Arndale ones back as I've already sorted them but that won't take a couple of mins.
>
> Regards,
>
> Anthony Moore
> Technical Support Team Leader (Planning & Building Control)
> Planning, Building Control & Licensing, Growth & Development,
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>
> Please consider the environment before printing an email.
>
> Planned Leave:
>
> On Thu, 11 Jun 2020 at 17:15, Jennifer Atkinson [redacted] wrote:
>
> > Ant
> >
> > Please can you download this objection for me and put in the G drive folder? Could you keep it there rather than delete it when it's been uploaded?
> >
> > I have put a couple of objections in there today from the Printworks and Arndale. Could you also not delete these as well?
> >
> > Many thanks
> >
> > Jen
> >
> > ---

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

Tel [redacted]
Mobile [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

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---------- Forwarded message ---------
From: **Gillian Worden** [redacted]
Date: Thu, 11 Jun 2020 at 17:05
Subject: 126431/FO/2020 - Proposed Arena, Eastlands
To: Jennifer Atkinson [redacted]
Cc: Bill Davidson [redacted] Freyja Handy [redacted]

Dear Jennifer

On behalf of ASM Global please find below a link to our representation to the application for the proposed new multi use arena with ancillary retail and commercial uses in Eastlands (application reference number: 126431/FO/2020).

https://we.tl/t-eItMXAqV9q

I also attach the covering letter from John Sharkey, Executive Vice President of ASM Global (Europe Region).

The overall ASM Global submission comprises the cover letter and:

1. Planning objection, prepared by P4 Planning with input from Grant Thornton (the latter report was prepared in response to the 2019 Eastlands Regeneration Framework 2019 Update)
2. An independent Economic Analysis of Manchester Arena Market, prepared by Charles Rivers Associates
3. An independent Eastlands Transport Review, prepared by Blacc and Mott MacDonald, with input from Air Quality Consultants and Movement Strategies.

I would be grateful if you could confirm receipt of this email and also let me know once you've successfully downloaded the three documents. Please let me know as soon as possible if you have any problems as we could send them in separate e mails if necessary.

I look forward to hearing from you.

Kind regards

Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

t 0161 826 3226 **m** 07803 779470 **w** www.p4planning.co.uk



Shortlisted for Planning Team of the Year at the Insider Property Awards North West 2020.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

Fwd: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 16 June 2020 at 11:31
To: Laura Miller < [redacted]

Laura

Please see responses below. Please can you review the air quality in light of this and then perhaps we can discuss again.

Thanks

Jen

Jennifer Atkinson
Principal Planner
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From: **Feekins, Laura** [redacted]
Date: Tue, 16 Jun 2020 at 11:15
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Chatfield, Jennifer [redacted]

Hi Jen

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BH have issued a draft note in respect of the comments around the acoustic assessment methodology, this needs to be checked with the team first but I will aim to issue to you later this week.

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Happy to discuss further if helpful?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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Sent: 02 June 2020 14:45
To: Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

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Jennifer Atkinson

Principal Planner

Development Management North

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The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

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>
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>
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>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated

at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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OVG Planning Statement Extract Section 7 Transport.pdf
170K

MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 16 June 2020 at 11:38
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Thanks Laura

I will ask Laura to formally respond on the Air Quality and we can go from there. If she has any concern we can then proceed to address them.

Thanks

Jen

Jennifer Atkinson
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Assistant Director | Deloitte LLP

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I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 17 June 2020 at 10:03
To: Muniza Usmani <[redacted]

Muniza

Please see the updated modelling. Please could you review then if we could catch up about mitigation that would be great.

Thanks

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Wed, 17 Jun 2020 at 09:59
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

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- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

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The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
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>
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>
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Best wishes

Jennifer

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OVG Manchester Ref. 126431 - Highways Response.pdf
9894K

MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Feekins, Laura [redacted] 17 June 2020 at 13:38
To: Jennifer Atkinson [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Hi Jen

Please see attached a technical note prepared by Buro Happold with input from Vanguardia in respect of the comments on acoustic and plant.

This is essentially re-presenting information that was provided in the ES Chapter and appendices (version issued April 2020).

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 16 June 2020 10:59
To: Jennifer Atkinson [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

I am still waiting for responses on some of the points raised, but have commented on some in green below.

BH have issued a draft note in respect of the comments around the acoustic assessment methodology, this needs to be checked with the team first but I will aim to issue to you later this week.

On the travel planning / surface car park / air quality point – I have looked through the various relevant application documents, and I think the narrative is strongly set out that the overriding objective is to establish sustainable travel choices.

I have attached an extract from the Planning Statement, which draws together the various strands of this approach including the wider Etihad Campus initiatives, and notes that the expectation is these will be captured via planning conditions or Section 106 agreement as necessary.

This references the following documents, which are also of relevance:

- Etihad Campus Strategic Sustainability Framework
- Etihad Campus Strategic Vision: Transport and Movement
- Etihad Campus Movement and Transport Strategy: Transport Assessment
- Arena Transport Assessment and Addendum (ES Appendix 12.1)
- Arena Framework Travel Plan (ES Appendix 12.2)

I am still awaiting a response from BH, which I have chased, but I believe that the air quality assessment has been carried out on the basis of expected vehicle movements using the anticipated modal split that effectively includes use of a proportion of the surface car parking.

A negligible operational impact on air quality was concluded in the assessment.

Happy to discuss further if helpful?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted]| M [redacted]

[redacted]| www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 02 June 2020 14:45
To: Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

I now have some of the EH comments (not Air Quality as we are awaiting the further highways work modelling to be completed).

Deliveries

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. JA comment - Do these work? We would have to stipulate that this doesn't affect any vehicles associated with the arena concerts.

I have discussed with the applicant and CFG; this is broadly ok, but would need to be caveated for vehicles as you note above, movement of waste within the Etihad Campus (from the arena to the central Waste Compound, which is away from residential areas) and consistency with existing Etihad Campus operations (which do not restrict activity on Sundays and Bank Holidays).

I have proposed some tweaks to the suggested condition wording on that basis, as below – would this be acceptable?

Excluding vehicle activity associated with the operation of events at the arena and movement of waste within the Etihad Campus between the arena and the existing Etihad waste compound, deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00~~, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays~~"

Fumes

Condition (?) - You will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk
assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

You have given some proposals for kitchen extraction from all the kitchen areas but there is no risk assessment to determine the level of control, this is required
especially as they are proposing louvres in the façade and not flues above eaves. We also need to see drawings showing the proposed extraction systems and the order of the
mitigation measures (i.e filters, UV etc).

Happy to condition this, could the trigger point be pre-occupation?

Opening Hours

To be agreed

Acoustics

The acoustic report submitted with the application has been reviewed. The proposals for setting the limits for entertainment noise breakout and the 5dB allowance for an open window is acceptable. However, further details on what the predicted noise levels will be at the residential receptors identified (noise breakout, people noise, traffic noise etc.) needs to be provided as the report just says negligible.

Plant

The acoustic report submitted with the application has been reviewed. A modal background for the plant assessment has been used which is not in line with City Council guidance. As such, the report needs to be updated.

Waste

Proposal for waste management is acceptable.

Noted, thanks.

Ground conditions

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.

- Submission of a detailed Remediation Strategy

JA comment - happy to condition this.

I think this should be fine to condition, provided it excludes the coal mining point, which would be addressed separately. Just waiting for confirmation from the applicant.

The key comments which needs addressing are the noise/plant. As discussed, we are not commenting on the air quality just yet in advance of the additional modelling. However, in advance of that, I would like a chat about the use of the surface level car parking around the site.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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OVG Manchester Ref. 126431 Technical Design Note - Noise and Vibration.pdf
669K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 17 June 2020 at 14:41
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted] "Chatfield, Jennifer" [redacted]

Thanks Laura

Do you have the input files for the models?

Many thanks

Jen

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

Tel [redacted]
Mobile [redacted]
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On Wed, 17 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**
>
> The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.
>
> For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.
>
> The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 17 June 2020 at 15:03
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted] "Chatfield, Jennifer" [redacted]

Thanks

Can you give me a call when you have a second?

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

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>
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>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 17 June 2020 14:42
To: Feekins, Laura [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

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Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

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Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: 126431/FO/2020 - Arena application

1 message

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Hi Jen

Please see attached as requested.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

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Jennifer Atkinson

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> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 June 2020 11:54
> **To:** Grant, Eve < [redacted] Feekins, Laura [redacted]
> **Subject:** [EXT] Re: 126431/FO/2020 - Arena application
>
> Laura
>
> As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs
>
> The following additional modelling required:
>
> ***x7: Ashton New Road / Alan Turing Way***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
> - *Ashton New Road East arm hasn't been signalised*
>
> ***Future:***
>
> - *Same as in base*
>
> ***x21: Bradford Road / Hulme Hall Lane***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

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Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the

food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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5106K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 17 June 2020 at 16:06
To: Muniza Usmani <[redacted]

Muniza

Attached

Thanks

Jen

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

Tel [redacted]
Mobile [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

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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Wed, 17 Jun 2020 at 15:50
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]

Hi Jen

Please see attached as requested.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: +44 [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 14:49
To: Jennifer Atkinson < [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

I only have a pdf, will request this from Buro Happold now.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 17 June 2020 14:42
To: Feekins, Laura [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

Do you have the input files for the models?

Many thanks

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 Wed, 17 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 01 June 2020 11:54

To: Grant, Eve [redacted]Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

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Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
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>
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>
> The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction

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I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [redacted]

Email: [redacted]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Laura Miller [redacted] 23 June 2020 at 12:57
To: Jennifer Atkinson [redacted]

Hi Jennifer,

In that case I will wait on their comments before doing the AQ ones as their acceptance of the travel plan is quite important for the AQ conclusions.

Regarding noise, they are still using the modal value for the typical background noise. Whilst this is what is said in BS4142 it does not always apply and in some cases results in an elevated background. The updated noise note acknowledges that we have questioned the use of the modal value and then goes on to use it again. The need to look at the worked example in Appendix A of our noise and planning guidance which details the averaging method which we want to see used on this site (due to the number of LA90 readings below the mode).

Our guidance can be found here - https://secure.manchester.gov.uk/downloads/download/5199/environmental_and_public_protection_information_for_developers

I am happy to talk through this directly with them (I think it could be that they have just copied and pasted the original assessment instead of replacing it with the assessment using the averages.

I am happy with the resultant noise levels at the nearest noise sensitive receptors it is just the plant noise assessment that needs further clarification.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))
Environmental Protection Section

Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External [redacted]
Internal [redacted]
email [redacted]
website: www.manchester.gov.uk

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are now on Twitter, for latest news and updates follow us @EnvHealthMcr

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus


cid:image002.png@01D2FFE4.0FCB8C30
I♥MCR

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On Tue, 23 Jun 2020 at 12:51, Jennifer Atkinson [redacted] wrote:

> Laura

We are still working through that at the moment.

Jen

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

Tel [redacted]
Mobile [redacted]
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[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Tue, 23 Jun 2020 at 09:08, Laura Miller [redacted] wrote:

> Hi Jennifer
>
> Have highways responded now following this additional information? Are they happy with the modelling?
>
> Kind Regards
>
> Laura
>
> Laura Miller (MRes, MA, BSc(Hons))
> Environmental Protection Section
>
> Neighbourhoods Directorate
> Community Safety, Compliance and Enforcement
> Manchester City Council
> 1 Hammerstone Road
> Gorton
> Manchester
> M18 8EQ
>
> External [redacted]
> Internal [redacted]
> email [redacted]
> website: www.manchester.gov.uk
>
> Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office
>
> **We are now on Twitter, for latest news and updates follow us @EnvHealthMcr**
>
> **For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus**
>
> 
> cid:image002.png@01D2FFE4.0FCB8C30
> **I♥MCR**
>
> **Please consider the environment before printing an e-mail**
>
> On Mon, 22 Jun 2020 at 16:24, Jennifer Atkinson [redacted] wrote:

Laura

Did I send you this? Also, where are we up to with regards to the air quality point?

Thanks

Jen

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

Tel [redacted]
Mobile [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

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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Tue, 16 Jun 2020 at 11:15
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Chatfield, Jennifer [redacted]

Hi Jen

I am still waiting for responses on some of the points raised, but have commented on some in green below.

BH have issued a draft note in respect of the comments around the acoustic assessment methodology, this needs to be checked with the team first but I will aim to issue to you later this week.

On the travel planning / surface car park / air quality point – I have looked through the various relevant application documents, and I think the narrative is strongly set out that the overriding objective is to establish sustainable travel choices.

I have attached an extract from the Planning Statement, which draws together the various strands of this approach including the wider Etihad Campus initiatives, and notes that the expectation is these will be captured via planning conditions or Section 106 agreement as necessary.

This references the following documents, which are also of relevance:

- Etihad Campus Strategic Sustainability Framework
- Etihad Campus Strategic Vision: Transport and Movement
- Etihad Campus Movement and Transport Strategy: Transport Assessment
- Arena Transport Assessment and Addendum (ES Appendix 12.1)
- Arena Framework Travel Plan (ES Appendix 12.2)

I am still awaiting a response from BH, which I have chased, but I believe that the air quality assessment has been carried out on the basis of expected vehicle movements using the anticipated modal split that effectively includes use of a proportion of the surface car parking.

A negligible operational impact on air quality was concluded in the assessment.

Happy to discuss further if helpful?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 02 June 2020 14:45
To: Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

I now have some of the EH comments (not Air Quality as we are awaiting the further highways work modelling to be completed).

Deliveries

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. JA comment - Do these work? We would have to stipulate that this doesn't affect any vehicles associated with the arena concerts.

I have discussed with the applicant and CFG; this is broadly ok, but would need to be caveated for vehicles as you note above, movement of waste within the Etihad Campus (from the arena to the central Waste Compound, which is away from residential areas) and consistency with existing Etihad Campus operations (which do not restrict activity on Sundays and Bank Holidays).

I have proposed some tweaks to the suggested condition wording on that basis, as below – would this be acceptable?

Excluding vehicle activity associated with the operation of events at the arena and movement of waste within the Etihad Campus between the arena and the existing Etihad waste compound, deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00~~, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays~~"

Fumes

Condition (?) - You will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk
assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

You have given some proposals for kitchen extraction from all the kitchen areas but there is no risk assessment to determine the level of control, this is required
especially as they are proposing louvres in the façade and not flues above eaves. We also need to see drawings showing the proposed extraction systems and the order of the
mitigation measures (i.e filters, UV etc).

Happy to condition this, could the trigger point be pre-occupation?

Opening Hours

To be agreed

Acoustics

The acoustic report submitted with the application has been reviewed. The proposals for setting the limits for entertainment noise breakout and the 5dB allowance for an open window is acceptable. However, further details on what the predicted noise levels will be at the residential receptors identified (noise breakout, people noise, traffic noise etc.) needs to be provided as the report just says negligible.

Plant

The acoustic report submitted with the application has been reviewed. A modal background for the plant assessment has been used which is not in line with City Council guidance. As such, the report needs to be updated.

Waste

Proposal for waste management is acceptable.

Noted, thanks.

Ground conditions

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.

- Submission of a detailed Remediation Strategy

JA comment - happy to condition this.

I think this should be fine to condition, provided it excludes the coal mining point, which would be addressed separately. Just waiting for confirmation from the applicant.

The key comments which needs addressing are the noise/plant. As discussed, we are not commenting on the air quality just yet in advance of the additional modelling. However, in advance of that, I would like a chat about the use of the surface level car parking around the site.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Mon, 1 Jun 2020 at 11:53, Jennifer Atkinson [redacted] wrote:

> Laura
>
> As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs
>
> The following additional modelling required:
>
> ***x7: Ashton New Road / Alan Turing Way***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
> - *Ashton New Road East arm hasn't been signalised*
>
> ***Future:***
>
> - *Same as in base*
>
> ***x21: Bradford Road / Hulme Hall Lane***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
>
> ***Future:***
>
> - *Same as in base*
>
> ***x20: Briscoe Lane / Hulme Hall Lane***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*
>
> ***Future:***
>
> - *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many 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 Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 23 June 2020 at 13:04
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Laura

EH have looked over the noise details:

Regarding noise, they have indicated to me that the modal value for the typical background noise is still being used. Whilst this is what is said in BS4142 it does not always apply and in some cases results in an elevated background. The updated noise note acknowledges that we have questioned the use of the modal value and then goes on to use it again. You need to look at the worked example in Appendix A of our noise and planning guidance which details the averaging method which we want to see used on this site (due to the number of LA90 readings below the mode).

Our guidance can be found here - https://secure.manchester.gov.uk/downloads/download/5199/environmental_and_public_protection_information_for_developers

Laura is happy to talk through this directly with you.

Thanks
Jen.

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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On Wed, 17 Jun 2020 at 15:50, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Please see attached as requested.
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

lf [redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 14:49
To: Jennifer Atkinson <[redacted]
Cc: Cooper, John [redacted]Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

I only have a pdf, will request this from Buro Happold now.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 17 June 2020 14:42
To: Feekins, Laura [redacted]
Cc: Cooper, John [redacted]Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

Do you have the input files for the models?

Many thanks

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

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On Wed, 17 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

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x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

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Baseline*: Junctions 8 file so unable to open*

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The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
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>
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>
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>
> I am in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
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> **Trip Generation**
>
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>
> For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.
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> The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

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Junction Assessments

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Modelling

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I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 23 June 2020 at 13:40
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Thanks

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Tue, 23 Jun 2020 at 13:39, Feekins, Laura [redacted] wrote:

> Thanks Jen, I will pass this on to the acoustician and ask them to review the worked example.
>
> Will contact Laura direct if any further discussion is required.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 23 June 2020 13:05

To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Laura

EH have looked over the noise details:

Regarding noise, they have indicated to me that the modal value for the typical background noise is still being used. Whilst this is what is said in BS4142 it does not always apply and in some cases results in an elevated background. The updated noise note acknowledges that we have questioned the use of the modal value and then goes on to use it again. You need to look at the worked example in Appendix A of our noise and planning guidance which details the averaging method which we want to see used on this site (due to the number of LA90 readings below the mode).

Our guidance can be found here - https://secure.manchester.gov.uk/downloads/download/5199/environmental_and_public_protection_information_for_developers

Laura is happy to talk through this directly with you.

Thanks

Jen.

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

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On Wed, 17 Jun 2020 at 15:50, Feekins, Laura [redacted] wrote:

Hi Jen

Please see attached as requested.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 14:49
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

I only have a pdf, will request this from Buro Happold now.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 17 June 2020 14:42
To: Feekins, Laura [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

Do you have the input files for the models?

Many thanks

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 Wed, 17 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.

- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

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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Email [redacted]

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to

whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Feekins, Laura [redacted] 24 June 2020 at 18:34
To: Jennifer Atkinson [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Hi Jen

I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:

The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.

I have asked Populous to advise if there are any other locations that might be suitable and will let you know when I received a response.

I am expecting them to issue the fixing detail information this week.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

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

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):
>
> Metrolink
>
> Environment Agency
>
> Greater Manchester Police
>
> MCC Work and Skills
>
> Natural England
>
> Sport England
>
> Manchester Airport
>
> Many thanks.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

Twitter



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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 25 June 2020 at 08:15
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Thanks Laura

It would be nice to have a few of them in the ground!

Thanks

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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On Wed, 24 Jun 2020 at 18:34, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:
>
> *The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.*
>
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>
> I am expecting them to issue the fixing detail information this week.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

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Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

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Works and skills just recommended a condition

GMP Condition

EA no comment to date.

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Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.

We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):

Metrolink

Environment Agency

Greater Manchester Police

MCC Work and Skills

Natural England

Sport England

Manchester Airport

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Feekins, Laura [redacted] 25 June 2020 at 16:25
To: Jennifer Atkinson [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Hi Jen

I have received a further response from Populous on this point, as below:

We have been exploring this. However, there are many constraints around the site boundary: no space for tree planting in the ground along the ATW; Very limited landscape area along the northern walkway, in order to meet crowd movement width, security, and civils (SCW road design) requirements. Therefore, unfortunately we are not able to achieve street tree planting in the ground in our scheme.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 25 June 2020 08:16
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Thanks Laura

It would be nice to have a few of them in the ground!

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Mobile: [redacted]

Email: [redacted]

www.manchester.gov.uk

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

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On Wed, 24 Jun 2020 at 18:34, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:
>
> *The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.*
>
> I have asked Populous to advise if there are any other locations that might be suitable and will let you know when I received a response.
>
> I am expecting them to issue the fixing detail information this week.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):

Metrolink

Environment Agency

Greater Manchester Police

MCC Work and Skills

Natural England

Sport England

Manchester Airport

Many thanks.

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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 26 June 2020 at 10:59
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

I spoke to Laura yesterday about it. She is looking at it so hopefully comments soon.

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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

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On Fri, 26 Jun 2020 at 10:52, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I just wanted to check if you had received any comments on air quality from the EHO that we need to look at; I'm arranging a call next week with BH on this so was hoping to deal with it in one hit of possible?
>
> Thanks
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 16 June 2020 11:39
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

I will ask Laura to formally respond on the Air Quality and we can go from there. If she has any concern we can then proceed to address them.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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

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On Tue, 16 Jun 2020 at 11:15, Feekins, Laura [redacted] wrote:

Hi Jen

I am still waiting for responses on some of the points raised, but have commented on some in green below.

BH have issued a draft note in respect of the comments around the acoustic assessment methodology, this needs to be checked with the team first but I will aim to issue to you later this week.

On the travel planning / surface car park / air quality point – I have looked through the various relevant application documents, and I think the narrative is strongly set out that the overriding objective is to establish sustainable travel choices.

I have attached an extract from the Planning Statement, which draws together the various strands of this approach including the wider Etihad Campus initiatives, and notes that the expectation is these will be captured via planning conditions or Section 106 agreement as necessary.

This references the following documents, which are also of relevance:

- Etihad Campus Strategic Sustainability Framework
- Etihad Campus Strategic Vision: Transport and Movement
- Etihad Campus Movement and Transport Strategy: Transport Assessment
- Arena Transport Assessment and Addendum (ES Appendix 12.1)
- Arena Framework Travel Plan (ES Appendix 12.2)

I am still awaiting a response from BH, which I have chased, but I believe that the air quality assessment has been carried out on the basis of expected vehicle movements using the anticipated modal split that effectively includes use of a proportion of the surface car parking.

A negligible operational impact on air quality was concluded in the assessment.

Happy to discuss further if helpful?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 02 June 2020 14:45
To: Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

I now have some of the EH comments (not Air Quality as we are awaiting the further highways work modelling to be completed).

Deliveries

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. JA comment - Do these work? We would have to stipulate that this doesn't affect any vehicles associated with the arena concerts.

I have discussed with the applicant and CFG; this is broadly ok, but would need to be caveated for vehicles as you note above, movement of waste within the Etihad Campus (from the arena to the central Waste Compound, which is away from residential areas) and consistency with existing Etihad Campus operations (which do not restrict activity on Sundays and Bank Holidays).

I have proposed some tweaks to the suggested condition wording on that basis, as below – would this be acceptable?

Excluding vehicle activity associated with the operation of events at the arena and movement of waste within the Etihad Campus between the arena and the existing Etihad waste compound, deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00~~, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays~~"

Fumes

Condition (?) - You will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk
assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

You have given some proposals for kitchen extraction from all the kitchen areas but there is no risk assessment to determine the level of control, this is required
especially as they are proposing louvres in the façade and not flues above eaves. We also need to see drawings

showing the proposed extraction systems and the order of the mitigation measures (i.e filters, UV etc).

Happy to condition this, could the trigger point be pre-occupation?

Opening Hours

To be agreed

Acoustics

The acoustic report submitted with the application has been reviewed. The proposals for setting the limits for entertainment noise breakout and the 5dB allowance for an open window is acceptable. However, further details on what the predicted noise levels will be at the residential receptors identified (noise breakout, people noise, traffic noise etc.) needs to be provided as the report just says negligible.

Plant

The acoustic report submitted with the application has been reviewed. A modal background for the plant assessment has been used which is not in line with City Council guidance. As such, the report needs to be updated.

Waste

Proposal for waste management is acceptable.

Noted, thanks.

Ground conditions

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.

- Submission of a detailed Remediation Strategy

JA comment - happy to condition this.

I think this should be fine to condition, provided it excludes the coal mining point, which would be addressed separately. Just waiting for confirmation from the applicant.

The key comments which needs addressing are the noise/plant. As discussed, we are not commenting on the air quality just yet in advance of the additional modelling. However, in advance of that, I would like a chat about the

use of the surface level car parking around the site.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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Tel [redacted]

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On Mon, 1 Jun 2020 at 11:53, Jennifer Atkinson [redacted] wrote:

> Laura
>
> As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs
>
> The following additional modelling required:
>
> ***x7: Ashton New Road / Alan Turing Way***
>
> ***Baseline:***
>
> - *No cruise times/speeds on any of the links*

- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 29 June 2020 at 09:39
To: "Feekins, Laura" [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Laura

Just picking this point back up. What is the difference between the tree being in the ground from a security perspective and being in a planter? Surely from a people movement perspective it is better to have trees in the ground? I understand why they might want them in planters along the access route but I cannot understand the strategy in respect of the other areas. Can you review?

Also, can you confirm how mature the green screens are upon planting? I have had issues with these on another scheme and when they go in they are not very mature. Can you get a semi-mature green wall or what measures can be put in place temporarily until it gets more mature?

Thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Thu, 25 Jun 2020 at 16:25, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a further response from Populous on this point, as below:
>
> We have been exploring this. However, there are many constraints around the site boundary: no space for tree planting in the ground along the ATW; Very limited landscape area along the northern walkway, in order to meet crowd movement width, security, and civils (SCW road design) requirements. Therefore, unfortunately we are not able to achieve street tree planting in the ground in our scheme.
>
> Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 25 June 2020 08:16
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Thanks Laura

It would be nice to have a few of them in the ground!

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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

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On Wed, 24 Jun 2020 at 18:34, Feekins, Laura [redacted] wrote:

Hi Jen

I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:

The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.

I have asked Populous to advise if there are any other locations that might be suitable and will let you know when I received a response.

I am expecting them to issue the fixing detail information this week.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):
>
> Metrolink
>
> Environment Agency
>
> Greater Manchester Police
>
> MCC Work and Skills
>
> Natural England
>
> Sport England
>
> Manchester Airport
>
> Many thanks.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

Twitter



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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Feekins, Laura [redacted] 30 June 2020 at 15:17
To: Jennifer Atkinson [redacted]
Cc: "Cooper, John" [redacted] "Chatfield, Jennifer" [redacted]

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: +44 [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**
>
> The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

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2 attachments

LINSIG Files.zip
5106K

OVG Manchester Transport Note 30.6.2020.pdf
9532K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 30 June 2020 at 15:34
To: Muniza Usmani <[redacted]

Muniza

Please can you review?

Many thanks

Jen

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

Tel [redacted]
Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Tue, 30 Jun 2020 at 15:19
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: +4 [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

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Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

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Baseline:

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- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**
>
> The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.
>
> For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.
>
> The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.
>
> The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.
>
> **Junction Assessments**
>
> The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.
>
> **Modelling**
>
> There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.
>
> With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email: [redacted]

www.manchester.gov.uk

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2 attachments

LINSIG Files.zip
5106K

OVG Manchester Transport Note 30.6.2020.pdf
9532K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 1 July 2020 at 09:07
To: Muniza Usmani <[redacted]

Thanks

Jen

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

Tel [redacted]
Mobile [redacted]
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On Wed, 1 Jul 2020 at 09:03, Muniza Usmani [redacted] wrote:

> Hi Jen
>
> Will do and fyi I have sent info to TfGM also.
>
> Thanks
>
> Kind regards
> Muniza Usmani
> Engineer - Development Control
>
> Highway Services,
> Growth & Neighbourhoods Directorate,
> Manchester City Council,
> Bridgewater House,
> Whitworth Street,
> Manchester,
> M1 6LT,
>
> Email [redacted]
> Web: http://www.manchester.gov.uk
>
> WORKING FROM HOME UNTIL FURTHER NOTICE
>
> On Tue, 30 Jun 2020, 15:35 Jennifer Atkinson, [redacted] wrote:
>
> > Muniza
> >
> > Please can you review?
> >
> > Many thanks

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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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Tue, 30 Jun 2020 at 15:19
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

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For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

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The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

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I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

Re: OVG Manchester Ref. 126431/FO/2020

1 message

Chatfield, Jennifer [redacted] 1 July 2020 at 11:49
To: Jennifer Atkinson [redacted]
Cc: "Feekins, Laura" [redacted]

Hi Jen,

In response to your comments below, please find attached a concealed façade panel fixing detail drawing. Please let us know if you require anything further.

Kind Regards

Jennifer Chatfield

Planner | FA - Real Estate | Deloitte LLP

D [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):
>
> Metrolink
>
> Environment Agency
>
> Greater Manchester Police
>
> MCC Work and Skills
>
> Natural England
>
> Sport England
>
> Manchester Airport
>
> Many thanks.
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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529K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Proposed Arena, Eastlands

1 message

Jennifer Atkinson [redacted] 1 July 2020 at 14:45
To: Gillian Worden [redacted]
Cc: John Sharkey [redacted] Freyja Handy [redacted]>, Tom Lynch [redacted] Bill Davidson [redacted] Dave Roscoe [redacted]

Gillian

Thank you for the email below. Unfortunately, I do not accept this email as an accurate reflection of our discussion and to suggest otherwise would be misleading to those copied into this email.

In particular, whilst the contents of the planning file are not released to the public until 5 working days prior to the determination of this application, I outlined to you that we do provide the applicant with anonymised summaries of the relevant planning issues which have arisen from the statutory consultation and notification process. This may include anonymised issues that are raised by third parties where it is relevant and appropriate to do so. This provides the applicant with the opportunity to respond and/or provide further information as part of their planning application. As you will know, this is very much part of the planning process in order to robustly test the planning issues.

Any meeting request to outline your clients concerns with regards to this planning application should be made via Rosalie Messina, the PA to the Deputy Director of Planning, Dave Roscoe.

Regards

Jennifer

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 Tue, 30 Jun 2020 at 10:22, Gillian Worden [redacted] wrote:

> Dear Jennifer
>
> Many thanks for your time on the phone last week to discuss the OVG's proposed arena at Eastlands and for your subsequent email about having a meeting with us to discuss the ASM Global representation. For the benefit of those copied this e mail, Jennifer confirmed (please correct me if any of this is wrong) that:
>
> - MCC will not provide us with copies of other third party representations

- MCC has not and will not provide OVG with ASM Global or any other third party representation until 5 days before determination
- MCC will not advise us who has submitted comments or how many representations had been received to date
- MCC is not prepared to discuss the merits of the OVG application with us
- MCC is prepared to meet us (once) for us to run through our representation, but MCC will not engage with us on the merits of the OVG scheme
- MCC is not proposing to appoint any expert to assess the technical nature of the representations (i.e, the market need assessment)

For the reasons set out in our objection, many existing businesses believe that this major application will have a detrimental impact on the City Centre leisure and retail economy and is contrary to planning policy. This impact has not been adequately assessed by OVG and we are seeking assurance that MCC will robustly and objectively assess the application proposal, transparently and drawing on the necessary relevant expertise.

In relation to a proposed meeting, I will liaise with Rosalie as discussed to arrange a meeting within in the next two weeks and please note that ASM Global is considering inviting other interested city centre stake holders. Will Louise Wyman be attending in her new role as it would be a useful opportunity for her to meet ASM Global?

Kind regards

Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

[redacted] **m** [redacted] **w** www.p4planning.co.uk



Shortlisted for Planning Team of the Year at the Insider Property Awards North West 2020.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Reg 25 notice - 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 2 July 2020 at 08:30
To: Anthony Moore [redacted]

Ant

As discussed, I need to do a Ref 25 notice for the arena application on the grounds of additional *Transport and Noise* information to support the ES.

I will need the transport note dated the 30 June being made public. I have not yet received the noise details but should have this by the time the notice goes public on Tuesday.

Many thanks

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 2 July 2020 at 10:06
To: "Feekins, Laura" [redacted]

Thanks Laura

I went through it again this morning and have asked Ant to only publisicse the 30 June details. Let me know when the noise information is available as it will need to be on our website by Monday at the latest. Laura has promised me a response on the air quality this afternoon.

Jen

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

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> There was an earlier iteration of the Transport Note, but this is superseded by the 30 June 2020 version.
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> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 June 2020 15:18
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: [redacted]

[redacted]| www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted]Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

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- *No cruise times/speeds on any of the links*
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Baseline:

- *Missing a 3-1 phase delay*
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Future:

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Baseline:

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Future:

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x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

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Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 2 July 2020 at 10:20
To: "Feekins, Laura" [redacted]

Laura

At our recent meeting we discussed Heads of Terms - can you confirm if you have begun to prepare the list?

I would like to understand in particular your clients commitments around the CPZand what work has been done to date with our highways colleagues on the extent of this area to enable discussions to take place with local Members.

Perhaps we can discuss?

Thanks

Jen

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

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D: [redacted] M [redacted]

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Best wishes

Jennifer

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 2 July 2020 at 11:21
To: "Feekins, Laura" [redacted]

Thanks Laura

Jen

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

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On Thu, 2 Jul 2020 at 11:19, Feekins, Laura [redacted] wrote:

> Thanks Jen.
>
> I've asked BH to issue the noise no later than tomorrow morning, will call them this afternoon to make sure this happens – they are aware of the timescales.
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 02 July 2020 10:07
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

I went through it again this morning and have asked Ant to only publisicse the 30 June details. Let me know when the noise information is available as it will need to be on our website by Monday at the latest. Laura has promised me a response on the air quality this afternoon.

Jen

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Assistant Director | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 June 2020 15:18
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M: +44 [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

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- *No cruise times/speeds on any of the links*
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Baseline*: Junctions 8 file so unable to open*

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It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

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The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

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- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.

- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon

previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Feekins, Laura [redacted] 2 July 2020 at 19:37
To: Jennifer Atkinson [redacted]

Hi Jen

I have the acoustic note, just need to review it in the morning to make sure they have fully responded (they assure me they have now followed the worked example!) and I will then send over.

Assuming you haven't yet received any comments regarding air quality?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson <[redacted]>
Sent: 02 July 2020 11:21
To: Feekins, Laura [redacted]
Subject: Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

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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[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Thu, 2 Jul 2020 at 11:19, Feekins, Laura [redacted] wrote:

> Thanks Jen.
>
> I've asked BH to issue the noise no later than tomorrow morning, will call them this afternoon to make sure this happens – they are aware of the timescales.
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 02 July 2020 10:07
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: FW: [EXT] Re: 126431/FO/2020 - Arena application
>
> Thanks Laura
>
> I went through it again this morning and have asked Ant to only publisicse the 30 June details. Let me know when the noise information is available as it will need to be on our website by Monday at the latest. Laura has promised

me a response on the air quality this afternoon.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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On Thu, 2 Jul 2020 at 09:57, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> For the purposes of responding to the EIA Reg 25 request, the attached information has been issued.
>
> There was an earlier iteration of the Transport Note, but this is superseded by the 30 June 2020 version.
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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Sent: 30 June 2020 15:18
To: Jennifer Atkinson [redacted]
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Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 3 July 2020 at 08:37
To: "Feekins, Laura" [redacted]

Yes, I have them. Give me a quick call if you have the chance. Jen

---

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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>
> Assistant Director | Deloitte LLP
>
> [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 02 July 2020 11:21
To: Feekins, Laura [redacted]
Subject: Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

Thanks Laura

Jen

Jennifer Atkinson

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Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson <j [redacted]
Sent: 02 July 2020 10:07
To: Feekins, Laura < [redacted]
Subject: Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

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D: [redacted] | M [redacted]

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From: Feekins, Laura
Sent: 30 June 2020 15:18
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

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I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: +44 [redacted]

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From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinso [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

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Kind regards

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Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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Jennifer Atkinson <[redacted]>

RE: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Feekins, Laura [redacted] 3 July 2020 at 09:26
To: Jennifer Atkinson [redacted]

Hi Jen

Please see attached the updated acoustic note from Buro Happold, which now addresses the comments from the EHO regarding use of modal value / averaging method.

This will supersede the note issued on 17 June 2020.

I will give you a call.

Thanks

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

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I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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OVG Manchester Ref. 126431 - Noise Response.pdf
624K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: FW: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Jennifer Atkinson [redacted] 3 July 2020 at 09:55
To: Laura Miller [redacted]

Laura

Please see update note. As I mentioned yesterday you will receive a formal notification of this next week.

Thanks

jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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

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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Fri, 3 Jul 2020 at 09:26
Subject: RE: FW: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]

Hi Jen

Please see attached the updated acoustic note from Buro Happold, which now addresses the comments from the EHO regarding use of modal value / averaging method.

This will supersede the note issued on 17 June 2020.

I will give you a call.

Thanks

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 July 2020 08:38
To: Feekins, Laura [redacted]
Subject: Re: FW: [EXT] Re: 126431/FO/2020 - Arena application

Yes, I have them. Give me a quick call if you have the chance. Jen

---

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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Tel [redacted]

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On Thu, 2 Jul 2020 at 19:37, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have the acoustic note, just need to review it in the morning to make sure they have fully responded (they assure me they have now followed the worked example!) and I will then send over.
>
> Assuming you haven't yet received any comments regarding air quality?
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 02 July 2020 11:21
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: FW: [EXT] Re: 126431/FO/2020 - Arena application
>
> Thanks Laura
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel: [redacted]
>
> Mobile: [redacted]

Email [redacted]

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On Thu, 2 Jul 2020 at 11:19, Feekins, Laura [redacted] wrote:

> Thanks Jen.
>
> I've asked BH to issue the noise no later than tomorrow morning, will call them this afternoon to make sure this happens – they are aware of the timescales.
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 02 July 2020 10:07
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: FW: [EXT] Re: 126431/FO/2020 - Arena application
>
> Thanks Laura
>
> I went through it again this morning and have asked Ant to only publisicse the 30 June details. Let me know when the noise information is available as it will need to be on our website by Monday at the latest. Laura has promised me a response on the air quality this afternoon.
>
> Jen

Jennifer Atkinson

Principal Planner

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On Thu, 2 Jul 2020 at 09:57, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> For the purposes of responding to the EIA Reg 25 request, the attached information has been issued.
>
> There was an earlier iteration of the Transport Note, but this is superseded by the 30 June 2020 version.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 30 June 2020 15:18
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M[redacted]

[redacted]| www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve < [redacted] Feekins, Laura < [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

> Dear Eve and Laura
>
> **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")**
>
> **FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)**
>
> Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.
>
> **Trip Generation**
>
> The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.
>
> For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

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With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

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Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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OVG Manchester Ref. 126431 - Noise Response.pdf
624K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Arena CRT comments - Response

1 message

Chatfield, Jennifer [redacted] 8 July 2020 at 17:00
To: Jennifer Atkinson [redacted]
Cc: "Feekins, Laura" [redacted]

Hi Jen,

I hope you are well.

I have attached our response to the comments below received from the Canal and River Trust (CRT) for your information.

Please feel free to contact me if you have any queries at all.

Kind Regards

Jennifer Chatfield

Planner | FA - Real Estate | Deloitte LLP

D [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 29 May 2020 11:57
To: Feekins, Laura [redacted]
Subject: [EXT] Arena CRT comments

Laura

Sorry for the delay in sending these across. Below is a summary of the comments from the Canal and River Trust:

Construction works in close proximity to the canal - They would like to consider further the details with regards to working/constructing in such close proximity to the canal. They have requested a condition that any works in 15 m of the edge of the canal would require the approval of a risk assessment and the Trusts third party code of practice.

Design, layout and potential heritage implications - Have concerns about the scale and mass of the building and its impact on the listed locks on the canal. They say the conclusions in respect of locks 6 and 7 are conflicting and they are concerned that there are a lack of view points from lock 6 as they consider this to be where the greatest impact is. They comment that a viewpoint is shown from lock 7 which would imply that a viewpoint from lock 6 would show significant overshadowing from

the arena to the listed lock. Enclosing the lock with a large building must have some impact on the experience of those that use the canal (especially boaters) and they are not convinced that this has been robustly assessed within the heritage statement.

Lighting - CRT believe that there is an opportunity to rationalise the amount of lighting. For example, removing the existing tall lighting columns along the canal corridor next to the site and instead install low level lighting bollards. This would provide more appropriate low level lighting for pedestrians accessing the site from the canal towpath and be better for bats and other protected species. It would also provide an improved setting to the listed lock. Finally, this would also help to tie the canalside environment/space to the development. They have asked for the lighting proposals to be revisted.

Canal towpath as a sustainable route to the site and securing package of enhancements - The Trust has a towpath usage counter at Piccadilly Basin and although a little way from the site, shows increased levels of usage on days when there are football matches/events at the existing Etihad Stadium. It is likely that the proposed Arena would see a similar uplift in usage of the canal corridor when events are being held. The Trust would welcome the uplift in usage of the canal towpath as a sustainable route to/from the Arena.

It is unclear from the submitted documents how this package of benefits would be secured. Given that the exact details/works would need to be agreed, we consider that a suitable mechanism would be to secure these via a s106 agreement.

The Trust would also want to be engaged on the vegetation works and accesses that they would help open up to ensure that the Trust can focus our efforts elsewhere to complement accessibility the whole way along the Ashton Canal. The trust would also welcome further engagement in terms of waymarking and signage proposals as the Trust are currently undertaking a signage rebrand project and would want to ensure we get the right amount of signage in the area with the right messages.

Regard would also need to be given to any heritage assets in terms of incorporating any artwork/lighting or signage. If the Council are minded to approve this application and agrees that the above package of works meet the necessary tests we would be happy to work with the Council in terms of the wording for the works to be secured as part of the s106 agreement. Whilst there is no obligation on the Local Planning Authority to make the Trust a party to such an agreement where it has no legal interest within the application site boundary, the Trust would wish to be a signatory to any legal agreement where works are to be undertaken on our land. Although not included in the package of benefits offered, given the anticipated uplift in usage on the towpath we would also welcome a financial contribution/commitment towards public realm improvements by providing safety railings at narrow points on the Ashton canal towpath and installing/upgrading safety equipment in the vicinity of the application site.

. Surface water drainage The application form sets out that surface water would be discharged to a combination of sustainable urban drainage (SuDs) and Main sewer. Provided this remains the case, then we have no further comment to make in relation to this matter.

The applicant should be made aware that the use of land in the Trusts ownership will require the prior consent of the Canal & River Trust. The proposal includes the potential for lighting, art work and associated works along the canal corridor, these would need to be agreed with the Trust. We also recommend that the Applicant contact us directly to establish the position regarding the need to obtain our consent for cranes to oversail our property and works along the Ashton Canal. The applicant is advised to contact the Trusts Estate Management Team on [redacted] or emai [redacted]directly to discuss this matter.

Finally, we welcome the clarification provided within the documentation in relation to the development on the site not prohibiting the Trusts operational activities and access, in particular the continued use of Carpark J for crucial ongoing access and maintenance of the canal corridor.

I am going through the plans and documents myself today so will be able to provide some further comments later on today.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

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Canal and River Trust Response Letter ISSUED.pdf
434K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Pre-commencement conditions for application 126431/FO/2020

1 message

Feekins, Laura [redacted] 9 July 2020 at 12:44
To: [redacted]

Thanks Jen, will come back to you with any comments.

Laura Feekins
Assistant Director | Deloitte LLP
D [redacted] | M [redacted]
[redacted] | www.deloitte.co.uk

-----Original Message-----
From [redacted]
Sent: 09 July 2020 12:19
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Pre-commencement conditions for application 126431/FO/2020

Please find attached a letter regarding pre-commencement conditions in relation to your recent application under reference 126431/FO/2020.

Regards,
Jennifer Atkinson
Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Meeting Request - Application ref 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 13 July 2020 at 10:12
To: Gillian Worden [redacted]
Cc: Rosalie Messina [redacted] Dave Roscoe [redacted] Bill Davidson [redacted]

Gillian

Before doing this, please can you advise who will be attending and their role.

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, 13 Jul 2020 at 10:11, Gillian Worden [redacted] wrote:

> Morning Rosalie
>
> Can I suggest we hold the meeting at 2pm, but we also keep 3pm free just in case the meeting runs over. I understand there are a few other city centre stakeholders who also wish to attend the meeting so we may need the additional time.
>
> I will circulate a zoom invite shortly.
>
> Kind regards
>
> Gill
>
> **Gillian Worden** BA(Hons) MPlan MRTPI
>
> Associate
>
> **P4 Planning Limited**
>
> 111 Piccadilly, Manchester M1 2HY
>
> [redacted] **m** [redacted] **w** www.p4planning.co.uk



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From: Rosalie Messina [redacted]
Sent: 09 July 2020 10:06
To: Gillian Worden [redacted]
Cc: Dave Roscoe [redacted] Jennifer Atkinson [redacted] Bill Davidson [redacted]
Subject: Re: Meeting Request - Application ref 126431/FO/2020

Hi Gillian,

Thank you for your email. Tuesday 21 July is available at either 2pm or 3pm, whichever is convenient. We await your invitation in due course.

With regards

Rosalie Messina

Planning, Building Control and Licensing

Growth & Development

Tel [redacted] (Internal) [redacted] Emai [redacted]

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On Thu, 9 Jul 2020 at 09:41, Gillian Worden [redacted] wrote:

> Hi Rosalie
>
> I understand from Jennifer that the 21st July has been proposed for a meeting about the above application. I can confirm that we have availability on that day. I would be grateful if you could advise of a time and I will coordinate with the team here as well as send around the zoom call details.

Thanks

Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

[redacted] **m** [redacted] **w** www.p4planning.co.uk



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From: Gillian Worden
Sent: 06 July 2020 13:26
To: Rosalie Messina [redacted]
Cc: Dave Roscoe [redacted] Jennifer Atkinson [redacted] Bill Davidson [redacted]
Subject: RE: Meeting Request - Application ref 126431/FO/2020

Hi Rosalie

Are you able to give me a call on my mobile below please? I'm trying to coordinate diaries and it'll probably be easier to chat on the phone rather than over email.

Unfortunately we can't do 16th July and from speaking to Jennifer, we would like to get a meeting in the diary sooner rather than later. Is there any availability for this week, Bill and I are free Tuesday (PM), all day Wednesday and Thursday and Friday (AM).

Look forward to speaking to you.

Gill

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From: Rosalie Messina [redacted]
Sent: 02 July 2020 11:27
To: Gillian Worden [redacted]
Cc: Dave Roscoe [redacted] Jennifer Atkinson [redacted] Bill Davidson [redacted]
Subject: Meeting Request - Application ref 126431/FO/2020

Hi Gillian,

Thank you for your email regarding the new Arena at Eastlands. I have been advised by Dave and Jennifer to arrange a meeting with yourselves with their availability as follows:

Thursday 16 July - 10am or 11am or 2pm

I have also been asked for you to confirm the following:

- Who is attending and their role/responsibilities?

- Will you have legal representation at the meeting?.

I await to hear from you.

With regards

Rosalie Messina

Planning, Building Control and Licensing

Growth & Development

Tel [redacted] (Internal) [redacted] Emai [redacted]

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You can contact Manchester City Council's helpline on [redacted] - lines are open Monday to Saturday, between 8.30am and 5.30pm.

Gillian Worden [redacted] 09:49 (35 minutes ago) Reply

to me, Jennifer, Bill

Dear Rosalie

I have been asked to coordinate with you to arrange a meeting between Jennifer Atkinson and Dave Roscoe regarding the proposed new arena at Eastlands (application ref: 126431/FO/2020) and my client, ASM Global, operators of Manchester Arena.

Depending on whether the application is likely to be determined on or before 21 July 2020, we need to meet sooner rather than later. However, if an extension of time is to be granted to give the applicant the opportunity to address points raised in the consultee responses, the need is not so pressing. @Jennifer Atkinson, please could you advise accordingly?

With the above in mind and once clarified, I would be grateful if you could provide me with details of Jennifer and Dave's availability and I will coordinate diaries at this end. Whilst a round table discussion would be preferable, due to social distancing, are the Council undertaking face to face meetings? If not, I propose that the meeting is via Zoom and I can send out a meeting invite once a date has been agreed.

It might also be useful for Louise Wyman to be invited to the meeting to introduce her to the Manchester Arena team and for her to get a fuller understanding of our comments relating to the proposal.

I look forward to hearing from you.

Kind regards

Gillian

Gillian Worden BA(Hons) MPlan MRTPI

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Meeting Request - Application ref 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 13 July 2020 at 10:24
To: Gillian Worden [redacted]
Cc: Rosalie Messina [redacted] Dave Roscoe [redacted] Bill Davidson [redacted]

Sorry Gillian, I was on the phone when you called and saw you email before I heard your voice mail. We need to understand who is coming as we understood it was with your client only.

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, 13 Jul 2020 at 10:18, Gillian Worden [redacted] wrote:

> Morning Jen,
>
> I've just given you a call and left a message on your voicemail.
>
> I have a call out to Tom Lynch, business director at Manchester Arena to get confirmation of attendees. I'll come back to you as soon as I've got a confirmed list.
>
> Thanks
>
> Gill
>
> **Gillian Worden** BA(Hons) MPlan MRTPI
>
> Associate
>
> **P4 Planning Limited**
>
> 111 Piccadilly, Manchester M1 2HY
>
> [redacted] **m** [redacted] **w** www.p4planning.co.uk



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From: Jennifer Atkinson [redacted]
Sent: 13 July 2020 10:13
To: Gillian Worden [redacted]
Cc: Rosalie Messina [redacted] Dave Roscoe [redacted] Bill Davidson [redacted]
Subject: Re: Meeting Request - Application ref 126431/FO/2020

Gillian

Before doing this, please can you advise who will be attending and their role.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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I will circulate a zoom invite shortly.

Kind regards

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[redacted] **m** [redacted] **w** www.p4planning.co.uk



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Planning, Building Control and Licensing

Growth & Development



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From: Rosalie Messina [redacted]
Sent: 02 July 2020 11:27
To: Gillian Worden [redacted]
Cc: Dave Roscoe [redacted] Jennifer Atkinson [redacted] Bill Davidson [redacted]
Subject: Meeting Request - Application ref 126431/FO/2020

Hi Gillian,

Thank you for your email regarding the new Arena at Eastlands. I have been advised by Dave and Jennifer to arrange a meeting with yourselves with their availability as follows:

Thursday 16 July - 10am or 11am or 2pm

I have also been asked for you to confirm the following:

- Who is attending and their role/responsibilities?

- Will you have legal representation at the meeting?.

I await to hear from you.

With regards

Rosalie Messina

Planning, Building Control and Licensing

Growth & Development

Tel [redacted](Internal) [redacted] Emai [redacted]

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus

Can you help?
To support the food response please emai [redacted]

To offer other support please emai [redacted]

You can contact Manchester City Council's helpline on 0800 234 6123 - lines are open Monday to Saturday, between 8.30am and 5.30pm.

Gillian Worden <[redacted]> 09:49 (35 minutes ago) Reply

to me, Jennifer, Bill

Dear Rosalie

I have been asked to coordinate with you to arrange a meeting between Jennifer Atkinson and Dave Roscoe regarding the proposed new arena at Eastlands (application ref: 126431/FO/2020) and my client, ASM Global, operators of Manchester Arena.

Depending on whether the application is likely to be determined on or before 21 July 2020, we need to meet sooner rather than later. However, if an extension of time is to be granted to give the applicant the opportunity to address points raised in the consultee responses, the need is not so pressing. @Jennifer Atkinson, please could you advise accordingly?

With the above in mind and once clarified, I would be grateful if you could provide me with details of Jennifer and Dave's availability and I will coordinate diaries at this end. Whilst a round table discussion would be preferable, due to social distancing, are the Council undertaking face to face meetings? If not, I propose that the meeting is via Zoom and I can send out a meeting invite once a date has been agreed.

It might also be useful for Louise Wyman to be invited to the meeting to introduce her to the Manchester Arena team and for her to get a fuller understanding of our comments relating to the proposal.

I look forward to hearing from you.

Kind regards

Gillian

Gillian Worden BA(Hons) MPlan MRTPI

****

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Feekins, Laura [redacted] 14 July 2020 at 12:33
To: Jennifer Atkinson [redacted]
Cc: "Chatfield, Jennifer" [redacted]

Hi Jen

Please find below a further response on the trees and green screen.

We will also issue a note regarding the trees proposed to be removed from Alan Turing Way shortly.

Street Tree Planting

Buro Happold (Security Consultant) have confirmed that there is a secure line to the northern façade of the proposed arena (Sport City Way). This area has the greatest concentration of pedestrians and is considered to be a potential target for a vehicle as a weapon attack. As such, as agreed with Greater Manchester Police Secure by Design in November 2019, this area requires appropriate mitigation in the form of bollards and planters – it is not possible to use trees as a hostile vehicle mitigation measure.

There is an easement zone that generally constrains potential for planting in the ground to the south, near the Canal, on the eastern side of Forge Lane Bridge. Trees are generally therefore being proposed to a raised planting area on the podium in this location.

Wild flowering is proposed in the ground, and will contribute towards biodiversity. There are also up to four new trees proposed to be planted in the ground to the west of Forge Lane Bridge (please see attached plan).

The number may need to be reduced to three, to accommodate a green embankment that is required to protect the foundation structure of Forge Lane Bridge; this is still in design development, if confirmed we would look to issue an updated plan.

Green Screens

In respect of the proposed green screen, Populous have specified evergreen ivy, which is pre-grown with 80% green coverage on the panel at 3m height. The soil trench and irrigation system are included in the scheme to support healthy growth of the ivy greens.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 29 June 2020 09:39
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Just picking this point back up. What is the difference between the tree being in the ground from a security perspective and being in a planter? Surely from a people movement perspective it is better to have trees in the ground? I understand why they might want them in planters along the access route but I cannot understand the strategy in respect of the other areas. Can you review?

Also, can you confirm how mature the green screens are upon planting? I have had issues with these on another scheme and when they go in they are not very mature. Can you get a semi-mature green wall or what measures can be put in place temporarily until it gets more mature?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Thu, 25 Jun 2020 at 16:25, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a further response from Populous on this point, as below:
>
> We have been exploring this. However, there are many constraints around the site boundary: no space for tree planting in the ground along the ATW; Very limited landscape area along the northern walkway, in order to meet crowd movement width, security, and civils (SCW road design) requirements. Therefore, unfortunately we are not able to achieve street tree planting in the ground in our scheme.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 25 June 2020 08:16
> **To:** Feekins, Laura [redacted]
> **Cc:** Chatfield, Jennifer [redacted]
> **Subject:** Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020
>
> Thanks Laura
>
> It would be nice to have a few of them in the ground!

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Wed, 24 Jun 2020 at 18:34, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:
>
> *The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.*

I have asked Populous to advise if there are any other locations that might be suitable and will let you know when I received a response.

I am expecting them to issue the fixing detail information this week.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted]| www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 11 June 2020 13:57
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Thanks

There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

Hi Jen

Hope you're well.

We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):

Metrolink

Environment Agency

Greater Manchester Police

MCC Work and Skills

Natural England

Sport England

Manchester Airport

Many thanks.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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1280K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431 - proposed arena Eastlands Manchester

1 message

Jennifer Atkinson [redacted] 23 July 2020 at 08:42
To [redacted]

Hi

You have suggested a condition on the above planning approval which has been sent to the applicant for agreement as it is a pre- commencement planning condition. The applicant wishes to make some changes to that condition which are detailed below. Please could you let me know if you are happy with that?

Many thanks

Jen

Prior to commencement of the development, the need for and extent of any further intrusive site investigation relating to previous coal mining activity shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall be set out within a Coal Mining Risk Assessment, which shall identify whether the coal mining legacy on the site poses a risk to surface stability. These findings shall be supported by a plan which shows the location of all known mine entries established as being present on the site and shall define the calculated zones of influence for these features. The approved Coal Mining Risk Assessment shall be implemented within the Contractors Foundation Works Risk Assessment and an enabling

2

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works strategy. The Foundation Works Risk Assessment shall detail and appropriately de-risk any issues to the proposed development associated with historical coal mining activities.

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

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431 - Arena

1 message

Jennifer Atkinson [redacted] 23 July 2020 at 11:13
To [redacted]

Laura

As recently discussed, there are a comments which have been received on the application which require your consideration and response. Please find attached. Please could you review and respond accordingly.

Thanks

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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2 attachments

case.pdf
277K

Traffic.pdf
669K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] 126431 - Arena

1 message

Feekins, Laura [redacted] 23 July 2020 at 11:46
To: Jennifer Atkinson [redacted]

Hi Jen

Many thanks for sharing these. We will review and respond accordingly.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M [redacted]

[redacted] www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 23 July 2020 11:13
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

As recently discussed, there are a comments which have been received on the application which require your consideration and response. Please find attached. Please could you review and respond accordingly.

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

FW: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

1 message

Chatfield, Jennifer [redacted] 27 July 2020 at 12:42
To: Jennifer Atkinson [redacted]
Cc: "Feekins, Laura" [redacted]

Hi Jen,

I understand that you have received comments from the MCC Tree Officer querying the removal of the trees along Alan Turing Way in relation to the OVG Arena planning application. As such, please see my response on this matter below which should be of assistance in clarifying / justifying why the trees need to be removed and the mitigation which is proposed in response.

The Arboricultural Impact Assessment (AIA) submitted in support of the planning application indicates that 15 trees are proposed to be removed on the Alan Turing Way edge (T2 – T16), of which 14 are Category B (moderate quality with an estimated remaining life expectancy of at least 20yrs) and one is Category C (low quality or young trees with a stem diameter below 150mm). A group of trees (G6), which is within Category C is also proposed to be removed. Six trees are proposed to be retained to the southern edge of the Alan Turing Way boundary (T17 – T22).

The removal of the trees to the Alan Turing Way edge is required to enable the provision of the green screen to the Compound Area. The Compound Area is of a scale which is required to support the proposed arena and will include a series of enclosures for operational support, including occasional support vehicle parking and waste management. The green screen provides screening to these less-attractive uses. In the interest of safety the green screen separates the podium from traffic, providing a required standoff from Alan Turing Way, which is a critical element of the counter terrorism and security strategy for the Site. This dictates the position of the green screen and necessitates the removal of those trees. That said, the green screen has been designed to help to keep a communal green space linking with the green screen next to the existing footpath.

Whilst the building footprint and supporting hard-landscaping for access takes up the majority of the site, the Proposed Development has sought to creatively maximise soft planting into the proposals. A biodiversity green ring around the site has been incorporated through a series of green screens, planters and tree lines. To mitigate against the loss of trees on the Site, the Applicant is proposing to plant a further 67 trees as part of the development. This is a significant gain over the almost bare nature of the existing site and represents replacement at a ratio of more than 3:1. All trees are semi-mature and the proposed trees are mostly represented by native and adaptive trees. They meet the wind mitigation requirements and are also used to generate a comfortable and welcoming space for users.

The species also have an aesthetic impact on the site connecting to the surrounding context and guaranteeing a visual and ecological connection to the broader Manchester landscape. Small-leaved lime (Tilia cordata) trees have been specified on the podium along Alan Turing Way where existing lime trees are proposed to be removed. The tree species is the same as the existing to keep the aesthetic consistency and connection with the surroundings. The Small-leaved lime is a native species in the UK, providing a perfect habitat for insects and birds.

In summary, trees are required to be removed to Alan Turing Way to facilitate the proposals, from an operational, visual and safety perspective. However, a range of biodiversity measures are proposed around the site to mitigate against this, including the planting of 67 new trees. Overall, this supports biodiversity gain and benefits the ecological value of the site.

I trust that the above provides some clarity with regards to the removal of trees to Alan Turing Way and the mitigation proposed in response. Should you have any further questions with regards to this, then please feel free to contact myself or Laura Feekins [redacted]

Kind Regards

Jennifer Chatfield

Planner | FA - Real Estate | Deloitte LLP

D [redacted]

[redacted]| www.deloitte.co.uk

From: Feekins, Laura [redacted]
Sent: 14 July 2020 12:34
To: Jennifer Atkinson [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Hi Jen

Please find below a further response on the trees and green screen.

We will also issue a note regarding the trees proposed to be removed from Alan Turing Way shortly.

Street Tree Planting

Buro Happold (Security Consultant) have confirmed that there is a secure line to the northern façade of the proposed arena (Sport City Way). This area has the greatest concentration of pedestrians and is considered to be a potential target for a vehicle as a weapon attack. As such, as agreed with Greater Manchester Police Secure by Design in November 2019, this area requires appropriate mitigation in the form of bollards and planters – it is not possible to use trees as a hostile vehicle mitigation measure.

There is an easement zone that generally constrains potential for planting in the ground to the south, near the Canal, on the eastern side of Forge Lane Bridge. Trees are generally therefore being proposed to a raised planting area on the podium in this location.

Wild flowering is proposed in the ground, and will contribute towards biodiversity. There are also up to four new trees proposed to be planted in the ground to the west of Forge Lane Bridge (please see attached plan).

The number may need to be reduced to three, to accommodate a green embankment that is required to protect the foundation structure of Forge Lane Bridge; this is still in design development, if confirmed we would look to issue an updated plan.

Green Screens

In respect of the proposed green screen, Populous have specified evergreen ivy, which is pre-grown with 80% green coverage on the panel at 3m height. The soil trench and irrigation system are included in the scheme to support healthy growth of the ivy greens.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted]| www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 29 June 2020 09:39
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Laura

Just picking this point back up. What is the difference between the tree being in the ground from a security perspective and being in a planter? Surely from a people movement perspective it is better to have trees in the ground? I understand why they might want them in planters along the access route but I cannot understand the strategy in respect of the other areas. Can you review?

Also, can you confirm how mature the green screens are upon planting? I have had issues with these on another scheme and when they go in they are not very mature. Can you get a semi-mature green wall or what measures can be put in place temporarily until it gets more mature?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [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

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On Thu, 25 Jun 2020 at 16:25, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a further response from Populous on this point, as below:
>
> We have been exploring this. However, there are many constraints around the site boundary: no space for tree planting in the ground along the ATW; Very limited landscape area along the northern walkway, in order to meet crowd movement width, security, and civils (SCW road design) requirements. Therefore, unfortunately we are not able to achieve street tree planting in the ground in our scheme.
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 25 June 2020 08:16
To: Feekins, Laura [redacted]
Cc: Chatfield, Jennifer [redacted]
Subject: Re: [EXT] Re: OVG Manchester Ref. 126431/FO/2020

Thanks Laura

It would be nice to have a few of them in the ground!

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Wed, 24 Jun 2020 at 18:34, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> I have received a responses from Populous in respect of the query about street trees and opportunities for planting in the ground, as below:
>
> *The planters along the south of Sportscity Way are part of the HVM scheme agreed by the club and acknowledged by Greater Manchester Police (GMP). Rather than having trees within the ground and introducing static bollards along the road, the current design is to provide an integrated approach to offer both greenery and use raised planter as HVM item to meet security requirement.*
>
> I have asked Populous to advise if there are any other locations that might be suitable and will let you know when I received a response.
>
> I am expecting them to issue the fixing detail information this week.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 11 June 2020 13:57
> **To:** Feekins, Laura [redacted]
> **Cc:** Chatfield, Jennifer [redacted]
> **Subject:** [EXT] Re: OVG Manchester Ref. 126431/FO/2020
>
> Laura
>
> Thanks
>
> There is nothing particularly for you to action on these.

Metrolink want a series of conditions relating to crowd and event management and testing of lighting for drivers.

Airport are ok subject to a crane informative.

Sport England have no comments

Works and skills just recommended a condition

GMP Condition

EA no comment to date.

Natural England no comments

In terms of the panel fixing which we discussed the other day, the references is on page 55 of chapter 4 of the D&A. It states that the perforated panel is supported via local fixings into the composite panel system. Are you able to clarify the fixing detail? Is it a concealed fixing detail as its not clear from the section.

Also, on the coal mining point, can we have another chat about this. I have taken a look at the planning permission you references including the approved drawings. Did you also look at these?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Thu, 11 Jun 2020 at 09:59, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Hope you're well.
>
> We were just reviewing consultation comments received to date, and wanted to check whether you have received anything from the below consultees (and if so, whether there is any action required from us):
>
> Metrolink
>
> Environment Agency
>
> Greater Manchester Police
>
> MCC Work and Skills
>
> Natural England
>
> Sport England
>
> Manchester Airport
>
> Many thanks.
>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | FA - Real Estate | Deloitte LLP
>
> 2 Hardman Street, Manchester, M3 3HF
>
> D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431/FO/2020 OVG Manchester - Response to Representation

1 message

Frances Hampson [redacted] 30 July 2020 at 18:45
Reply-To [redacted]
To [redacted]

Deloitte.

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Frances Hampson has sent you files. Expires 28/10/20

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A note from Frances :

Hi Jennifer, Anthony

Please find attached a summary of our response to the representations received for the above application for your consideration.

I would be grateful if you could confirm receipt of these documents. If you have any difficulties in accessing these please do not hesitate to contact me [redacted]).

Kind regards,

Frances

Download

Trouble with the above link? You can copy and paste the following URL into your web browser:
https://deloitteuk.sharefile.com/d-9d422357e363445c?a=282ce459da6eca26

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Jennifer Atkinson [redacted]

Re: [EXT] Re: 126431/FO/2020 - Arena application

1 message

Muniza Usmani [redacted] 31 July 2020 at 12:33
To: Jennifer Atkinson [redacted]
Cc: Neil Bayliss-Rowe [redacted]

Hi Jen

I have discussed the following with TfGM:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see other email).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling
It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction
The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction
This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way
Further discussions required

Walking and Cycling
The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

RPZ, Coach parking, Marshalling, Metrolink, Shuttle Buses, Pick-Up /Drop Off
Noted - no further comments at this time.

Thanks

Kind regards
Muniza Usmani
Engineer
Highways Service, Growth and Neighbourhoods Directorate

(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)
Email [redacted]
Tel [redacted]
Web: http://www.manchester.gov.uk

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

On Tue, 30 Jun 2020 at 15:35, Jennifer Atkinson [redacted] wrote:

Muniza

Please can you review?

Many thanks

Jen

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

Tel [redacted]
Mobile [redacted]
Email [redacted]
www.manchester.gov.uk

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

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---------- Forwarded message ---------
From: **Feekins, Laura** [redacted]
Date: Tue, 30 Jun 2020 at 15:19
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]

Hi Jen

In accordance with your request under Regulation 25 of the 2017 EIA Regulations, please find attached an updated version of the Technical Note prepared by Buro Happold responding to the matters raised by MCC Highways and TfGM.

I have re-attached the input files as well.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Feekins, Laura
Sent: 17 June 2020 09:59
To: Jennifer Atkinson [redacted]
Cc: Cooper, John [redacted] Chatfield, Jennifer [redacted]
Subject: RE: [EXT] Re: 126431/FO/2020 - Arena application

Hi Jen

Please find attached a response to the comments raised, prepared by Buro Happold with input from Arup.

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

[redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 01 June 2020 11:54
To: Grant, Eve [redacted] Feekins, Laura [redacted]
Subject: [EXT] Re: 126431/FO/2020 - Arena application

Laura

As discussed this morning, highways have reviewed the comments by Asda. I would therefore like to request the following additional technical information under regulation 25 of the EIA regs

The following additional modelling required:

x7: Ashton New Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*
- *Ashton New Road East arm hasn't been signalised*

Future:

- *Same as in base*

x21: Bradford Road / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x20: Briscoe Lane / Hulme Hall Lane

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x1148: Alan Turing Way / Sportcity Way

Baseline:

- *Missing a 3-1 phase delay*
- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

x76: Oldham Road / Hulme Hall Lane / Queens Road

Baseline:

- *No issues*

Future:

- *Same as in base*

x10: Pottery Lane / Ashton Old Road / Alan Turing Way

Baseline:

- *No cruise times/speeds on any of the links*

Future:

- *Same as in base*

Rowsley Street Model

Baseline*: Junctions 8 file so unable to open*

Future: *Junctions 8 file so unable to open*

It should be noted that the Ashton New Rd (East) Lanes is signal controlled which hasn't been replicated in the model.

It should be highlighted that the modelling in principle, in terms of the methodology is acceptable, however, the actual results could vary given the flows used are incorrect.

Alan Turing Way/Gibbon Street

The junction of Alan Turing Way – Gibbon Street – Asda should also be included in the assessment work.

Other

Consideration should also be given to the following:

- Impact on the network of traffic movements for a matinee event and the follow-on evening event coinciding and generating an extended and uninterrupted period of above average traffic.
- Impact of the coincidence of a weekend matinee performance at the venue and an afternoon kick off at the stadium on the retail access.

Many thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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On Wed, 13 May 2020 at 13:30, Jennifer Atkinson [redacted] wrote:

Dear Eve and Laura

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

FURTHER INFORMATION AND EVIDENCE RESPECTING ENVIRONMENTAL STATEMENTS UNDER PART 5 REGULATION 25(1)

Thank you for your recent submission of planning application 126431 for the proposed multi use arena at 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 in receipt of comments from statutory consultees following the commencement of the statutory consultation process on this planning application. Below is a request for further technical information relating to traffic and transport to supplement the environmental statement in order to reach a reasoned conclusion on the likely significant effects of the development.

Trip Generation

The assessment work mostly applies existing data at the Etihad Stadium and other facilities similar to the proposed development.

For the wider network impact, the basis of the analysis is origin data for the Spice Girls concert only. It could be argued that a Spice Girls concert may attract a different demographic compared to other types of events. It should be noted that as part of the pre-application discussions, it was advised that a wider range of events should be used for the analysis as the Spice Girls concert wasn't a completely typical event.

The traffic diagrams for the highway network which show baseline / development and distribution trips should be provided as these are required in order to validate the turn movements that have been inputted into the models.

The TA does not describe whether there is other parking available within the vicinity of the development such as unrestricted on road parking which could affect trips. This should be confirmed and detailed.

Junction Assessments

The PICADY outputs in the TA are illegible. Clear extracts of the outputs are required to validate the junction analysis.

Modelling

There are plans to upgrade the junction of Alan Turing Way/Ashton New Road to a cyclops style junction. It is unclear if the existing junction arrangement or the proposed junction arrangement has been modelled - this should be clarified. There is likely to be a requirement to change the models to reflect the proposed design.

With reference to Section 4.7.5 of the TA, tabulating the results of the surveys would have been useful to understand how the road network is operating. This is the actual behaviour rather than modelled results. Fifteen-minute (or similar) time periods can be shown from the surveys. This isn't available from the LINSIG modelling. Furthermore, the junctions run on SCOOT day to day and LINSIG isn't able to correctly model SCOOT. For match days, the timings are controlled by Fixed-Time and manual control by the stewards. It is suspected that the LINSIG timings used are 'optimised' timings rather than the actual timings running.

The results presented for the match situation are much lower than in reality. It is suspected that this is because only the traffic passing the stopline is counted. The survey data needs re-assessing and the actual traffic conditions (and 'suppressed' demand) should be represented in the modelling.

Additionally, the results per road should be presented; not the overall junction. This provides a much clearer view of the operation of the junction. The delays and queues should be included in the results.

The tables presenting the information are confusing. This is because it is necessary to keep referring back to code letters describing the scenarios.

The situation for matches is presented as operating over-efficiently. This raises questions about the remaining analysis and will be an area that could be subject to criticism. This is replicated with the results of the match situation with much lower flows reported. This is not an accurate representation of onsite conditions. After the match, there is a continuous flow of pedestrians and buses along Ashton New Road and as such there is no traffic flowing.

The traffic increases for matches should be presented using the ATC data at the various data collection points. It should be noted that the LINSIG models have not yet been audited. Clarification is sought as to whether the food and retail outlets will be open when there are events or at all times. The latter should be assessed separately if they are operating at different times to the Arena.

In respect of Section 6.3.15, this doesn't actually appear to be the worst-case scenario. Evidence based upon previous concerts at the Etihad Stadium should be used or if that information isn't available then sensitivity tests should be carried out with a higher proportion of private vehicle trips.

The results shown in Section 7.1.42 should be presented on a link by link basis and should include delays and queue lengths. It should be highlighted that in terms of Section 7.1.44, there are no traffic problems anticipated at normal events at the stadium because the traffic volumes will be less than a normal football match.

With reference to Table 7.14, the increase in traffic flows doesn't actually describe the impact. The percentage increase in traffic volumes should also be provided in this section of the TA as well as the traffic delays before and after. Traffic flow changes don't describe the impact of the event on a wider scale as requested previously requested.

I would be grateful if you could consider the above points and provide an appropriate addendum report to the environmental statement.

I will provide you with a summary of other comments which do not affect the technical chapters in the environmental statement shortly.

Best wishes

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Mobile [redacted]

Email [redacted]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431/FO/2020 - Reconsultation - Arena

1 message

Laura Miller [redacted] 3 August 2020 at 13:16
To: Jennifer Atkinson [redacted]

Hi Jennifer,

I have looked at the updated noise report and we are now in agreement with the assessment undertaken.

For NSE1 we will need the post completion report once the arena and mitigation measures have been installed.

For NSE6 we will need an addendum report once the external plant has been selected to show that the modelled noise limits can be achieved. Then a post completion report once the plant and any mitigation measures have been installed.

Our comments are unchanged for our other conditions.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))
Environmental Protection Section

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External [redacted]
Internal [redacted]
email [redacted]
website: www.manchester.gov.uk

We are now on Twitter, for latest news and updates follow us @EnvHealthMcr

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus


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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431 - Arena

1 message

Jennifer Atkinson [redacted] 3 August 2020 at 13:39
To [redacted]

Laura

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They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

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Can the above points be reviewed with your highways consultant and then we can 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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 5 August 2020 at 08:15
To: "Cooper, John" [redacted]

Morning John

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John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: [redacted] | M [redacted]

[redacted]| www.deloitterealestate.co.uk

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Subject: [EXT] 126431 - Arena

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MANCHESTER CITY COUNCIL

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Re: [EXT] 126431 - Arena

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MANCHESTER CITY COUNCIL

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RE: [EXT] 126431 - Arena

1 message

Cooper, John [redacted] 6 August 2020 at 08:49
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Please see attached.

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Section 106 Items DRAFT 05.08.20.pdf
646K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 6 August 2020 at 08:53
To: Neil Bayliss-Rowe <n.bayliss [redacted] Stephanie Hall [redacted] Clare Kenyon [redacted]

All

In advance of today's meeting to discuss this, please find attached the draft heads of terms from the applicant. We need to work through this today in order that Stephanie has clear instructions on how we would like the section 106 to be constructed - triggers, implementation, enforcement and costs.

We also need to be clear if there is anything missing so I can go back to the applicant and agree.

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

---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Thu, 6 Aug 2020 at 08:49
Subject: RE: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

Hi Jen,

Please see attached.

thanks

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: + [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 05 August 2020 18:49
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Thanks John

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: [redacted] | M: [redacted]

[redacted]| www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 05 August 2020 18:19
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

John

Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.

Thanks

Jen

Jennifer Atkinson

Principal Planner

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Planning Building Control and Licensing - Growth and Development

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> Happy to discuss
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> Jen
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> ---
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> Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
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> 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?
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>
> I can give you a call first thing if that would help ?
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> Thanks
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> John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
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It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can discuss?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 6 August 2020 at 10:39
To: "Cooper, John" [redacted]

ok, leave it with me. Who have they been speaking to?

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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On Thu, 6 Aug 2020 at 10:38, Cooper, John [redacted] wrote:

> Hi Jen,
>
> One further point to raise with Highways is that Buro Happold are trying to engage about s278 but not getting anywhere at the moment. It would be helpful if it is possible to get some traction.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 06 August 2020 08:54

To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Many thanks, I will be in touch.

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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> thanks
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Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

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D [redacted] M [redacted]

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Jen

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Jennifer Atkinson

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 6 August 2020 at 16:17
To: "Cooper, John" [redacted]

John

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I have asked highways to start to think about the capital and revenue costs for the RPZ but without a detailed plan of the area it's going to be difficult. Do you have any further details about the extent of the area? It looks like all in it's going to be upwards of £1million but I am going to get more detail from them based on the Christie scheme.

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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.

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On Thu, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
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> Please see attached.
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> thanks
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> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 05 August 2020 18:49
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Thanks John

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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John Cooper

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D: [redacted] | M: + [redacted]

[redacted] | www.deloitterealestate.co.uk

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Sent: 05 August 2020 18:19
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John Cooper

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D [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

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Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

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SportCity Way/Alan Turing Way

Further discussions required

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Can the above points be reviewed with your highways consultant and then we can discuss?

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Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 7 August 2020 at 09:14
To: "Cooper, John" <[redacted]

John

Thank you. I will work on this today. We might be able to get the draft back to you on Monday for your meeting but probably not the indicative costs as the officer who would need to do this is on leave from today.

Thanks

Jen

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

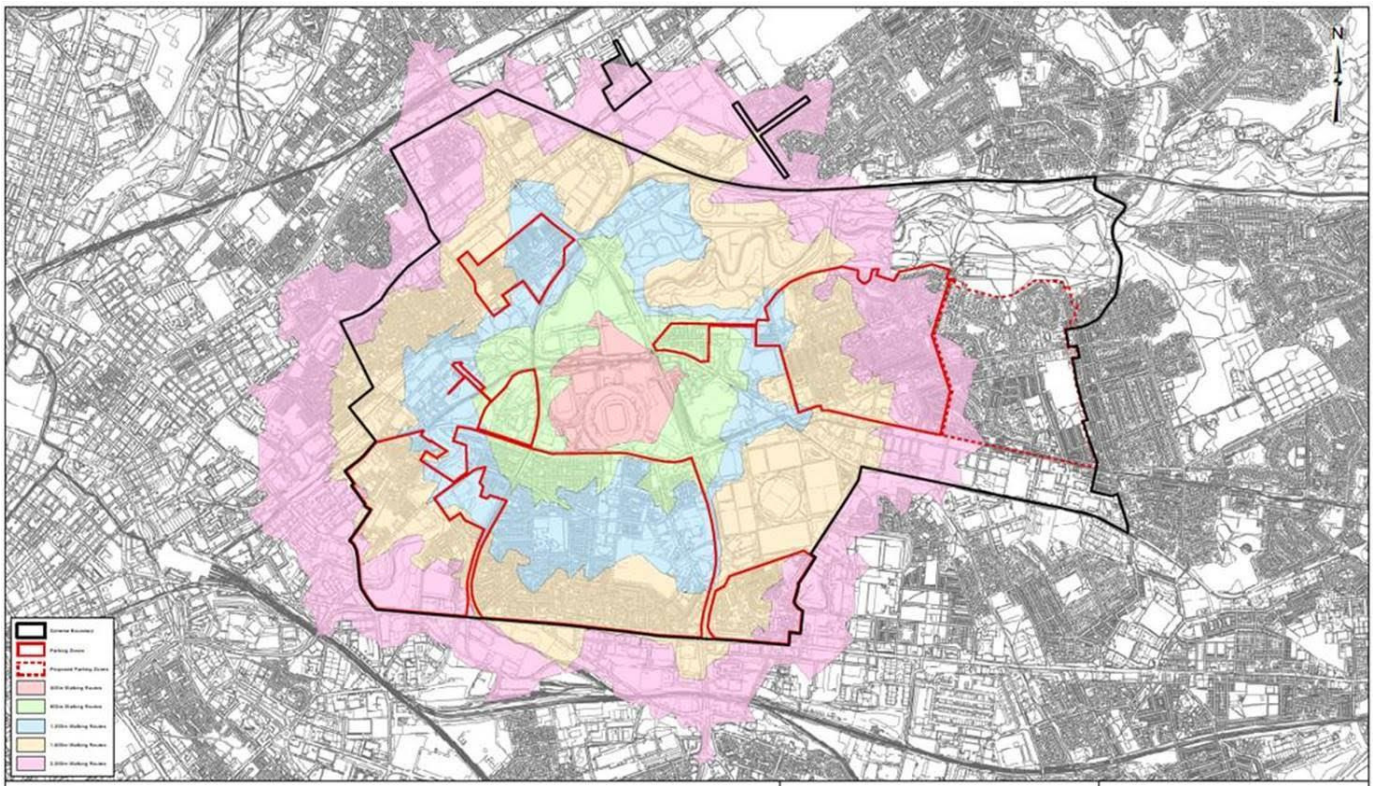
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> Hi Jen,
>
> I have a meeting with the client on Monday (2pm) to run through so would be good to get the amends back before then – word version attached.
>
> The plan below was provided in the TA appendix with the area being that in black. This includes the existing parking zones and those proposed (I am assuming as part of the Etihad Stadium expansion) – I will clarify.
>
> I have asked for solicitor's contact details and will send ASAP.



Thanks

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

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> **Sent:** 03 August 2020 13:39

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Subject: [EXT] 126431 - Arena

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Draft Heads of Terms - Arena

1 message

Jennifer Atkinson [redacted] 7 August 2020 at 11:28
To: Neil Bayliss-Rowe [redacted] Stephanie Hall [redacted] Clare Kenyon [redacted]

All

Thank you once again for your time yesterday. I have made some revisions to the draft heads of terms in line with our discussion yesterday. Please could you review as soon as you can. The agent is meeting with their client Monday afternoon to discuss this so it would be great if we could send something back to them. I have told them costs associated with the RPZ will take longer.

Neil - could you advise on whether combined ticketing formed part of their offer - i know we did something similar for the stadium expansion. Also, is it reasonable to review the operational plan annual?

Thanks again for everyone's help

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

Section 106 Items DRAFT JA.docx
96K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Fwd: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 7 August 2020 at 12:44
To: Neil Bayliss-Rowe [redacted]

Neil

Can you assist with this?

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.

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---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Thu, 6 Aug 2020 at 11:06
Subject: RE: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

I've just received an update which says

We have been dealing with Anthony Hagan.

I understand from his update last week that he's still waiting for the exec report to be signed.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 10:39
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

ok, leave it with me. Who have they been speaking to?

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, 6 Aug 2020 at 10:38, Cooper, John [redacted] wrote:

> Hi Jen,
>
> One further point to raise with Highways is that Buro Happold are trying to engage about s278 but not getting

anywhere at the moment. It would be helpful if it is possible to get some traction.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 08:54
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Many thanks, I will be in touch.

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, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D: [redacted] M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:49
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Thanks John
>
> 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 Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.

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

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On Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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.

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On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
>
> Can I just check a few immediate points (which will be helpful) before I do that:
>
> 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?
>
> 2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there

would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?

I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.

- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).

- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: Sports City application

1 message

Riccardo Boncinelli [redacted] 10 August 2020 at 08:40
To: Richard Dolphin [redacted] Muniza Usmani [redacted]
Cc [redacted]

I would also add we received another planning application for this development due 24 August (ref. 126431/FO/2020).

So Richard's question also applies to the above.

Regards,

Riccardo Boncinelli

From: Richard Dolphin
Sent: 10 August 2020 08:37
To: Muniza Usmani [redacted]
Cc: Riccardo Boncinelli [redacted]
Subject: Sports City application

Muniza

We have a deadline for submitting comments to the Sports City development today – can you please advise what action is required from ourselves at this stage?

As discussed there are still a number of concerns regarding the submitted evidence.

Yours,

Richard

UTC Unit

Transport for Greater Manchester

2 Piccadilly Place,

Manchester

M1 3BG

Direct Line [redacted]

Mobile [redacted]

www.tfgm.com

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Sports City application

1 message

Jennifer Atkinson [redacted] 10 August 2020 at 08:56
To: Riccardo Boncinelli [redacted]
Cc: Richard Dolphin [redacted] Muniza Usmani [redacted]

If you leave it for now and speak to Muniza when she gets back from leave. The applicant is on with preparing the additional information you have requested.

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, 10 Aug 2020 at 08:48, Riccardo Boncinelli [redacted] wrote:

> Just to clarify, are we not to respond to the application due today but respond to the one due 24 August or are you still waiting for further info?
>
> Regards,
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 10 August 2020 08:43
> **To:** Riccardo Boncinelli [redacted]
> **Cc:** Richard Dolphin [redacted] Muniza Usmani < [redacted]
> **Subject:** Re: Sports City application
>
> Thanks you have been sent a re-notification letter because we have received further details (you will not that this specifically responds to the highways points of the objectors). 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

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On Mon, 10 Aug 2020 at 08:40, Riccardo Boncinelli [redacted] wrote:

> I would also add we received another planning application for this development due 24 August (ref. 126431/FO/2020).
>
> So Richard's question also applies to the above.
>
> Regards,
>
> Riccardo Boncinelli

From: Richard Dolphin
Sent: 10 August 2020 08:37
To: Muniza Usmani [redacted]
Cc: Riccardo Boncinelli [redacted]
Subject: Sports City application

Muniza

We have a deadline for submitting comments to the Sports City development today – can you please advise what action is required from ourselves at this stage?

As discussed there are still a number of concerns regarding the submitted evidence.

Yours,

Richard

UTC Unit

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2 Piccadilly Place,

Manchester

M1 3BG

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Mobile [redacted]

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Draft Heads of Terms - Arena

1 message

Jennifer Atkinson [redacted] 10 August 2020 at 12:36
To [redacted]

John

Sorry for not sending this sooner in advance of your meeting. I wanted highways to comment but they haven't got back to me.

Please find attached my amends to the draft heads of terms. These are obviously subject to further comment from highways

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

Section 106 Items DRAFT JA (2).docx
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 | Erection of a multi-use arena (Oldham Ref. AE/345238/20)

1 message

Jennifer Atkinson [redacted] 11 August 2020 at 15:24
To: Dean Clapworthy [redacted]
Cc: Wendy Moorhouse [redacted]

Dean

Thank you for your email and sorry for the delay in responding, things are a little bit hectic at the moment!

As I am sure you can appreciate, this is a complex planning application and the transport strategy is a big part of that. We are still working through the details of this including awaiting further modelling from the applicant. We are hoping to bring this to a conclusion shortly which will then allow TfGM to issue their response to my highways colleagues who will in turn provide their comments to me.

Once I have these, I am happy to share the conclusions with you.

In parallel to the impacts on the local highway network, we are currently working our way through a package of mitigation measures which include extension to the residents parking zone and enhancement to walking routes from the city centre amongst other things. These are detailed within the Transport Assessment which is available on our website.

I trust this is of some assistance. I will be in touch once I have comments from my highways colleagues.

Best wishes

Jennifer

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, 6 Aug 2020 at 16:47, Dean Clapworthy [redacted] wrote:

> Hello Jennifer,
>
> I am the case officer for the re-consultation on the above proposal. The Highway Officer here would like to be able to view the TfGM comments on the proposal provided previously (accepting that they have been re-consulted on the scheme). TfGM cannot release them to us, advising that we are to approach you.
>
> Would you be able to provide them? The Highway Officer considers that they would be helpful in determining the likely highway and traffic impacts upon Oldham Borough.

Regards

Dean Clapworthy

Planning Officer

Development Management

Economy, Skills and Neighbourhoods

Oldham Council

Room 310

Civic Centre

Oldham

OL1 1UG

T [redacted]

M [redacted]

E [redacted]

*Please note: for Satellite navigation purposes the postcode is OL1 1NL

Visiting the Civic Centre by Metrolink? The nearest stop is Oldham King Street (2-3 mins walk)



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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Arena - Description of development

1 message

Jennifer Atkinson [redacted] 11 August 2020 at 15:48
To [redacted]

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.

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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
>
> ---
>
> 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

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 11 August 2020 at 16:33
To: Neil Bayliss-Rowe [redacted]

Not sure, I suspect the former.

Did you have a chance to look at those heads of terms? I had to send them in the end but I caveated that you needed to review it.

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

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On Tue, 11 Aug 2020 at 16:13, Neil Bayliss-Rowe [redacted] wrote:

> Hi Jen,
>
> What is the developer after? General guidance on the S278 process or do they actually want to formally enter into the S278 at this stage?
>
> Thanks,
>
> Neil
> Neil Bayliss-Rowe
> Highways Development Control & Flood Risk Manager
> Internal Tel [redacted]
> External Tel [redacted]
> Mobile [redacted]
> Email [redacted]
>
> Highways Service, Growth and Neighbourhoods Directorate
> Manchester City Council
> PO Box 532 Town Hall
> Manchester
> M60 2LA
>
> Web: http://www.manchester.gov.uk
>
> On Fri, 7 Aug 2020 at 12:44, Jennifer Atkinson [redacted] wrote:

Neil

Can you assist with this?

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

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---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Thu, 6 Aug 2020 at 11:06
Subject: RE: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

I've just received an update which says

We have been dealing with Anthony Hagan.

I understand from his update last week that he's still waiting for the exec report to be signed.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 10:39
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

ok, leave it with me. Who have they been speaking to?

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.

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On Thu, 6 Aug 2020 at 10:38, Cooper, John [redacted] wrote:

> Hi Jen,
>
> One further point to raise with Highways is that Buro Happold are trying to engage about s278 but not getting anywhere at the moment. It would be helpful if it is possible to get some traction.
>
> Thanks
>
> John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 08:54
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Many thanks, I will be in touch.

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.

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On Thu, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:49
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Thanks John
>
> 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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On Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.
>
> 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.

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On Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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.

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On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
>
> Can I just check a few immediate points (which will be helpful) before I do that:
>
> 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?
>
> 2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?
>
> I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).

- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 11 August 2020 at 17:09
To: Neil Bayliss-Rowe <[redacted]>

Thanks Neil.

I did make some more amends to it following advice from legal so attached is the most up-to-date version. I just want you to be happy that we have captured everything (albeit I think we are not going to understand what actual works we want to do to these walking routes until they have been reviewed).

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 Tue, 11 Aug 2020 at 17:00, Neil Bayliss-Rowe <[redacted]> wrote:

> Ok leave it with me,
>
> I've been snowed under with meetings and interviews, I'll take a look with Muniza tomorrow and will update you.
>
> Thanks,
>
> Neil
>
> Neil Bayliss-Rowe
> Highways Development Control & Flood Risk Manager
> Internal Tel [redacted]
> External Tel [redacted]
> Mobile [redacted]
> Email [redacted]
>
> Highways Service, Growth and Neighbourhoods Directorate
> Manchester City Council
> PO Box 532 Town Hall
> Manchester
> M60 2LA
>
> Web: http://www.manchester.gov.uk

On Tue, 11 Aug 2020 at 16:33, Jennifer Atkinson [redacted] wrote:

Not sure, I suspect the former.

Did you have a chance to look at those heads of terms? I had to send them in the end but I caveated that you needed to review it.

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 Tue, 11 Aug 2020 at 16:13, Neil Bayliss-Rowe <[redacted] wrote:

Hi Jen,

What is the developer after? General guidance on the S278 process or do they actually want to formally enter into the S278 at this stage?

Thanks,

Neil
Neil Bayliss-Rowe
Highways Development Control & Flood Risk Manager
Internal Tel [redacted]
External Tel [redacted]
Mobile [redacted]
Email [redacted]

Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

On Fri, 7 Aug 2020 at 12:44, Jennifer Atkinson [redacted] wrote:

Neil

Can you assist with this?

Thanks

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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---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Thu, 6 Aug 2020 at 11:06
Subject: RE: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

I've just received an update which says

We have been dealing with Anthony Hagan.

I understand from his update last week that he's still waiting for the exec report to be signed.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson <[redacted]
Sent: 06 August 2020 10:39
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

ok, leave it with me. Who have they been speaking to?

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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On Thu, 6 Aug 2020 at 10:38, Cooper, John [redacted] wrote:

> Hi Jen,
>
> One further point to raise with Highways is that Buro Happold are trying to engage about s278 but not getting anywhere at the moment. It would be helpful if it is possible to get some traction.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 08:54
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Many thanks, I will be in touch.

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 Thu, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: + [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 05 August 2020 18:49
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Thanks John

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 Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M: +44 [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson <[redacted]
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.
>
> 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

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On Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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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On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
>
> Can I just check a few immediate points (which will be helpful) before I do that:
>
> 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?
>
> 2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?
>
> I can give you a call first thing if that would help ?
>
> Thanks
>
> John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M: [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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Section 106 Items DRAFT JA (2).docx
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 12 August 2020 at 16:12
To: "Feekins, Laura" [redacted]

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
Manchester City Council

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

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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
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinso [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

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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

Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 12 August 2020 at 16:50
To: "Feekins, Laura" [redacted]

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
Principal Planner
Development Management North
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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
>
> ---

Jennifer Atkinson

Principal Planner

Development Management North

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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.
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> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]
>
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Thanks

Jen

Jennifer Atkinson

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> **Laura Feekins**

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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

Laura

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Thanks

Jen

Jennifer Atkinson

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>
> 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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> Manchester City Council
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> Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
>
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Neil Bayliss-Rowe [redacted] 13 August 2020 at 15:51
To: Jennifer Atkinson [redacted]

Hi Jen,

I have a meeting to discuss the terms of the S106 in the morning so I'll be in touch after that.

Thanks,

Neil

Neil Bayliss-Rowe
Highways Development Control & Flood Risk Manager
Internal Tel [redacted]
External Tel [redacted]
Mobile [redacted]
Email [redacted]

Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

On Tue, 11 Aug 2020 at 17:10, Jennifer Atkinson [redacted] wrote:

> Thanks Neil.
>
> I did make some more amends to it following advice from legal so attached is the most up-to-date version. I just want you to be happy that we have captured everything (albeit I think we are not going to understand what actual works we want to do to these walking routes until they have been reviewed).
>
> 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 Tue, 11 Aug 2020 at 17:00, Neil Bayliss-Rowe <[redacted] wrote:

> Ok leave it with me,
>
> I've been snowed under with meetings and interviews, I'll take a look with Muniza tomorrow and will update you.
>
> Thanks,
>
> Neil
>
> Neil Bayliss-Rowe
> Highways Development Control & Flood Risk Manager
> Internal Tel [redacted]
> External Tel [redacted]
> Mobile [redacted]
> Email [redacted]
>
> Highways Service, Growth and Neighbourhoods Directorate
> Manchester City Council
> PO Box 532 Town Hall
> Manchester
> M60 2LA
>
> Web: http://www.manchester.gov.uk
>
> On Tue, 11 Aug 2020 at 16:33, Jennifer Atkinson [redacted] wrote:
>
> > Not sure, I suspect the former.
> >
> > Did you have a chance to look at those heads of terms? I had to send them in the end but I caveated that you needed to review it.
> >
> > 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.
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> > Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA
> >
> > On Tue, 11 Aug 2020 at 16:13, Neil Bayliss-Rowe <[redacted] wrote:
> >
> > > Hi Jen,
> > >
> > > What is the developer after? General guidance on the S278 process or do they actually want to formally enter into the S278 at this stage?
> > >
> > > Thanks,
> > >
> > > Neil
> > > Neil Bayliss-Rowe
> > > Highways Development Control & Flood Risk Manager
> > > Internal Tel [redacted]

External Tel: [redacted]
Mobile: [redacted]
Email [redacted]

Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

On Fri, 7 Aug 2020 at 12:44, Jennifer Atkinson [redacted] wrote:

> Neil
>
> Can you assist with this?
>
> 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
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> Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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>
> ---------- Forwarded message ---------
> From: **Cooper, John** [redacted]
> Date: Thu, 6 Aug 2020 at 11:06
> Subject: RE: [EXT] 126431 - Arena
> To: Jennifer Atkinson [redacted]
>
> I've just received an update which says
>
> We have been dealing with Anthony Hagan.
>
> I understand from his update last week that he's still waiting for the exec report to be signed.
>
> Thanks
>
> John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 10:39
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

ok, leave it with me. Who have they been speaking to?

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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On Thu, 6 Aug 2020 at 10:38, Cooper, John [redacted] wrote:

> Hi Jen,

One further point to raise with Highways is that Buro Happold are trying to engage about s278 but not getting anywhere at the moment. It would be helpful if it is possible to get some traction.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 06 August 2020 08:54
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Many thanks, I will be in touch.

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.

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On Thu, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D: [redacted] M: +44 7786 682258
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:49
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Thanks John
>
> 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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On Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John

Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.

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 Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.

Happy to discuss

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.

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On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
>
> Can I just check a few immediate points (which will be helpful) before I do that:
>
> 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further

information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?

2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?

I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 14 August 2020 at 17:52
To: "Feekins, Laura" [redacted]

Thanks let's have a chat next week. I spoke with the highways manager this afternoon and they want a slight alteration to the heads of terms which I need to discuss with you.

Jen

Jennifer Atkinson

Principal planner
Development Management North
Growth and Development

email [redacted]

tel [redacted]

On Fri, 14 Aug 2020, 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**
>
> 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!!

Take care 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 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

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 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**
>
> 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

Manchester City Council

Tel [redacted]

Email [redacted]

www.manchester.gov.uk

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

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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

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: [redacted]

Emai [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, 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
>
> _____
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel [redacted]
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> Email [redacted]
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> www.manchester.gov.uk
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 17 August 2020 at 13
To: Clare Kenyon [redacted]

Thanks Clare

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, 17 Aug 2020 at 13:22, Clare Kenyon <c.kenyon@manchester.gov.uk> wrote:

> Hi Jen,
>
> In which case - using the Christie expansion scheme as the basis for information, there were £400k design and implementation costs based on rates from several years ago and £600k revenue costs covering 20 years from implementation. Given an increase in fee and material costs and that the scheme is likely to cover 24/7 in terms of enforcement the following are reasonable estimates of cost;
>
> - £500k design and implementation, including design, consultation, legal, approvals, business case, implementation, liaison with parking etc.
> - £750k for 20 years revenue implications including administration of the scheme, maintenance and enforcement
> - Politically we might want to try and secure some funding to cover the costs of visitor permits as I know this was a particular difficulty with the community with the most recent scheme.
>
> This is very approximate and as things move forward we would be able to provide a quantifiable estimate.
>
> Thanks
> Clare Kenyon
> Team Leader
> Office: [redacted]
> Internal: [redacted]
> Mobile: [redacted]
>
> Email [redacted]
>
> Highways Service, Neighbourhoods Directorate
> Manchester City Council
> PO Box 532 Town Hall
> Manchester
> M60 2LA
>
> www.manchester.gov.uk
>
> **In light of the COVID-19 situation I am currently working from home - please bear with me in responding to your email**
>
> On Mon, 17 Aug 2020 at 12:31, Jennifer Atkinson [redacted] wrote:
>
> > I could do with it sooner rather than later...if we could come up with a rough estimate that would help
> >
> > 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, 17 Aug 2020 at 12:28, Clare Kenyon [redacted] wrote:
> >
> > > Carla in finance if off until September - how soon do you need the info?
> > >
> > > Thanks
> > > Clare Kenyon
> > > Team Leader
> > > Office: [redacted]

Internal: [redacted]
Mobile: [redacted]

Email [redacted]

Highways Service, Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

www.manchester.gov.uk

In light of the COVID-19 situation I am currently working from home - please bear with me in responding to your email

On Mon, 17 Aug 2020 at 12:25, Jennifer Atkinson [redacted] wrote:

Thanks Clare

that would be much appreciated.

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.

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On Mon, 17 Aug 2020 at 12:24, Clare Kenyon [redacted] wrote:

That's great - doesn't look like its massively bigger than the existing. I'll have a chat with finance and see if we can come up with a rough figure.

Thanks

Clare Kenyon
Team Leader
Office: 0161 219 6982
Internal: 36982
Mobile: 07980 894123

Email [redacted]

Highways Service, Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

www.manchester.gov.uk

In light of the COVID-19 situation I am currently working from home - please bear with me in responding to your email

On Mon, 17 Aug 2020 at 11:58, Jennifer Atkinson [redacted] wrote:

Clare

Thanks for your email. They have sent me this as the plan but this is the one thats replicated on the TA. Does this help?

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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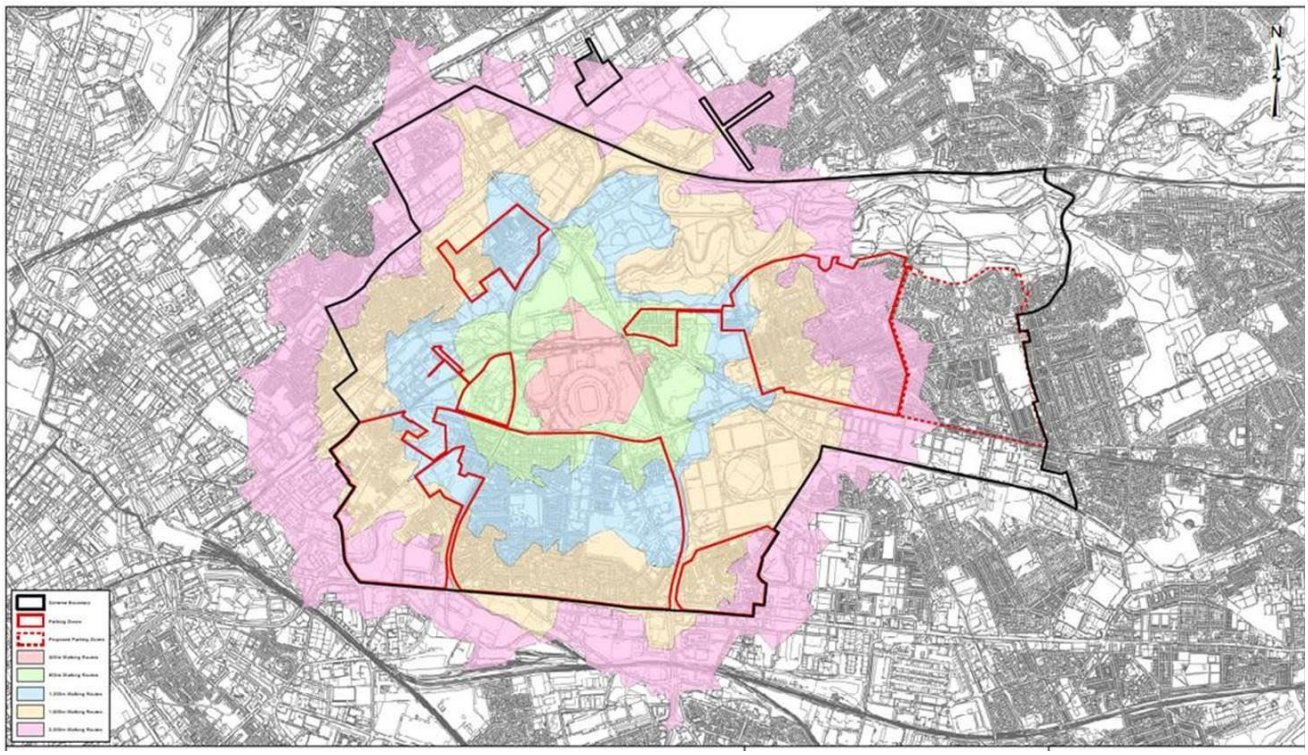
---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Thu, 6 Aug 2020 at 18:31
Subject: RE: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

Hi Jen,

I have a meeting with the client on Monday (2pm) to run through so would be good to get the amends back before then – word version attached.

The plan below was provided in the TA appendix with the area being that in black. This includes the existing parking zones and those proposed (I am assuming as part of the Etihad Stadium expansion) – I will clarify.

I have asked for solicitor's contact details and will send ASAP.



Thanks

John Cooper

Partner | FA - Real Estate | Deloitte LLP

[redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson <[redacted]
Sent: 06 August 2020 16:17
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

John

I have now had a meeting with legal and highways. Can you send this document over as a word document..I need to make some amendments to it which I can then share with you.

I have asked highways to start to think about the capital and revenue costs for the RPZ but without a detailed plan of the area it's going to be difficult. Do you have any further details about the extent of the area? It looks like all in it's going to be upwards of £1million but I am going to get more detail from them based on the Christie scheme.

Also, please can you share your clients solicitors details as the City Solicitor would like to make contact.

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, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
> Partner | FA - Real Estate | Deloitte LLP
> D [redacted] M [redacted]
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:49
> **To:** Cooper, John < [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Thanks John
>
> 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 Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson <[redacted]k>
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.
>
> [redacted]
>
> 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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> 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 Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come bacl to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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
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> Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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> Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA
>
> On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:
>
> > Hi Jen,
> >
> > Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.
> >
> > Can I just check a few immediate points (which will be helpful) before I do that:
> >
> > 1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?
> >
> > 2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?

I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

[redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson < [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura < [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020

1 message

Jennifer Atkinson [redacted] 17 August 2020 at 14:02
To: Gillian Worden [redacted]
Cc: Bill Davidson [redacted]

Gillian

I can confirm that this is the last date for submission of representations in respect of this matter.

Regards

Jennifer

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, 17 Aug 2020 at 13:58, Gillian Worden [redacted] wrote:

> Hi Jennifer
>
> Further to our telephone conversation, please can you confirm that the last date for receipt of submissions in relation to the proposed new arena at Eastlands is 1st September 2020?
>
> Many thanks
>
> Gillian
>
> **Gillian Worden** BA(Hons) MPlan MRTPI
>
> Associate
>
> **P4 Planning Limited**

111 Piccadilly, Manchester M1 2HY

[redacted] **m** [redacted] **w** www.p4planning.co.uk



Shortlisted for Planning Team of the Year at the Insider Property Awards North West 2020.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: 126431/FO/2020 | Erection of a multi-use arena (Oldham Ref. AE/345238/20)

1 message

Dean Clapworthy [redacted] 17 August 2020 at 16:58
To: Jennifer Atkinson [redacted]

Thanks Jennifer,

I was on leave last week. You're response is much appreciated.

Cheers

Dean

Dean Clapworthy

Planning Officer

Development Management

Economy, Skills and Neighbourhoods

Oldham Council

Room 310

Civic Centre

Oldham

OL1 1UG

T [redacted]

M [redacted]

E [redacted]

*Please note: for Satellite navigation purposes the postcode is OL1 1NL

Visiting the Civic Centre by Metrolink? The nearest stop is Oldham King Street (2-3 mins walk)

From: Jennifer Atkinson [redacted]
Sent: 11 August 2020 15:25
To: Dean Clapworthy [redacted]

Cc: Wendy Moorhouse [redacted]
Subject: Re: 126431/FO/2020 | Erection of a multi-use arena (Oldham Ref. AE/345238/20)

Dean

Thank you for your email and sorry for the delay in responding, things are a little bit hectic at the moment!

As I am sure you can appreciate, this is a complex planning application and the transport strategy is a big part of that. We are still working through the details of this including awaiting further modelling from the applicant. We are hoping to bring this to a conclusion shortly which will then allow TfGM to issue their response to my highways colleagues who will in turn provide their comments to me.

Once I have these, I am happy to share the conclusions with you.

In parallel to the impacts on the local highway network, we are currently working our way through a package of mitigation measures which include extension to the residents parking zone and enhancement to walking routes from the city centre amongst other things. These are detailed within the Transport Assessment which is available on our website.

I trust this is of some assistance. I will be in touch once I have comments from my highways colleagues.

Best wishes

Jennifer

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.

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On Thu, 6 Aug 2020 at 16:47, Dean Clapworthy [redacted] wrote:

> Hello Jennifer,
>
> I am the case officer for the re-consultation on the above proposal. The Highway Officer here would like to be able to view the TfGM comments on the proposal provided previously (accepting that they have been re-consulted on the scheme). TfGM cannot release them to us, advising that we are to approach you.
>
> Would you be able to provide them? The Highway Officer considers that they would be helpful in determining the likely highway and traffic impacts upon Oldham Borough.
>
> Regards
>
> Dean Clapworthy
>
> Planning Officer
>
> Development Management
>
> Economy, Skills and Neighbourhoods
>
> Oldham Council
>
> Room 310
>
> Civic Centre
>
> Oldham
>
> OL1 1UG
>
> T [redacted]
>
> M [redacted]
>
> E [redacted]
>
> *Please note: for Satellite navigation purposes the postcode is OL1 1NL
>
> Visiting the Civic Centre by Metrolink? The nearest stop is Oldham King Street (2-3 mins walk)

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Discussion Today

1 message

Neil Bayliss-Rowe [redacted] 18 August 2020 at 11:24
To: Jennifer Atkinson [redacted]
Cc: Muniza Usmani [redacted]

Hi Jen,

Please see S106 Terms amendment attached. The only changes are within the following paragraph which now includes the words 'consultation and legal requirements' we want this clear within the terms as well as the design side of things.

- Full costs and expenses to facilitate the design, consultation and legal requirements of revisions to the existing Residential Parking Zone (RPZ) including:

Did you receive any further feedback regarding the email below?

Thanks,

Neil

Neil Bayliss-Rowe
Highways Development Control & Flood Risk Manager
Internal Tel [redacted]
External Tel [redacted]
Mobile [redacted]
Email [redacted]

Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

On Fri, 14 Aug 2020 at 14:53, Neil Bayliss-Rowe [redacted] wrote:

> Hi Jen,
>
> Further to our discussions.
>
> Could the following please be considered:
>
> Undertake a review of the RPZ after 12 months of the Arena and the RPZ being operational, with a view to rectifying any further parking issues within the provisional RPZ area. e.g residents / members may object to certain roads being included within the RPZ and then subsequently experience high levels of Arena / Stadium event based parking following the opening of the Arena. OVG would be expected to fund mitigation relating to additional parking issues within the agreed provisional RPZ expansion area.
>
> Thanks,
>
> Neil
>
> Neil Bayliss-Rowe
> Highways Development Control & Flood Risk Manager
> Internal Tel [redacted]
> External Tel [redacted]
> Mobile [redacted]

Email [redacted]

Highways Service, Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

Section 106 Items DRAFT NBR.docx
98K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 19 August 2020 at 11:42
To: "Cooper, John" <[redacted]

will do just in a meeting.

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.

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On Wed, 19 Aug 2020 at 11:41, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you give me a quick call.
>
> It may be worth having a separate highways and legal meeting after all as it looks like OVGs lawyers will not be instructed and up to speed until next week.
>
> It would be good if we could just agree how best to sequence taking into account holidays etc.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D: [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson <[redacted]
> **Sent:** 19 August 2020 11:25
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Let me give her a call.
>
> 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.

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On Wed, 19 Aug 2020 at 11:22, Cooper, John [redacted] wrote:

> Is it worth Stephanie being on the line ?
>
> I think some of the heads of terms points may benefit from some legal input ? I was going to ascertain whether OVG's solicitor could be available.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]>
> **Sent:** 19 August 2020 11:18
> **To:** Cooper, Joh [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> It was just going to be highways and myself unless we think we need anybody else:
>
> [redacted]
>
> 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.

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On Wed, 19 Aug 2020 at 11:16, Cooper, John [redacted] wrote:

Jen,

I will make sure it works.

Can you let me know attendees from your side and I will send a Zoom invite later today. I'm also going to work on a suggested agenda which I'll send you and agree in advance, to hopefully allow some prep from the meeting attendees.

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]>
Sent: 19 August 2020 09:53
To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

John

Does Friday 9-10 work for you to discuss the outstanding highways and heads of terms?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel [redacted]

Email [redacted]

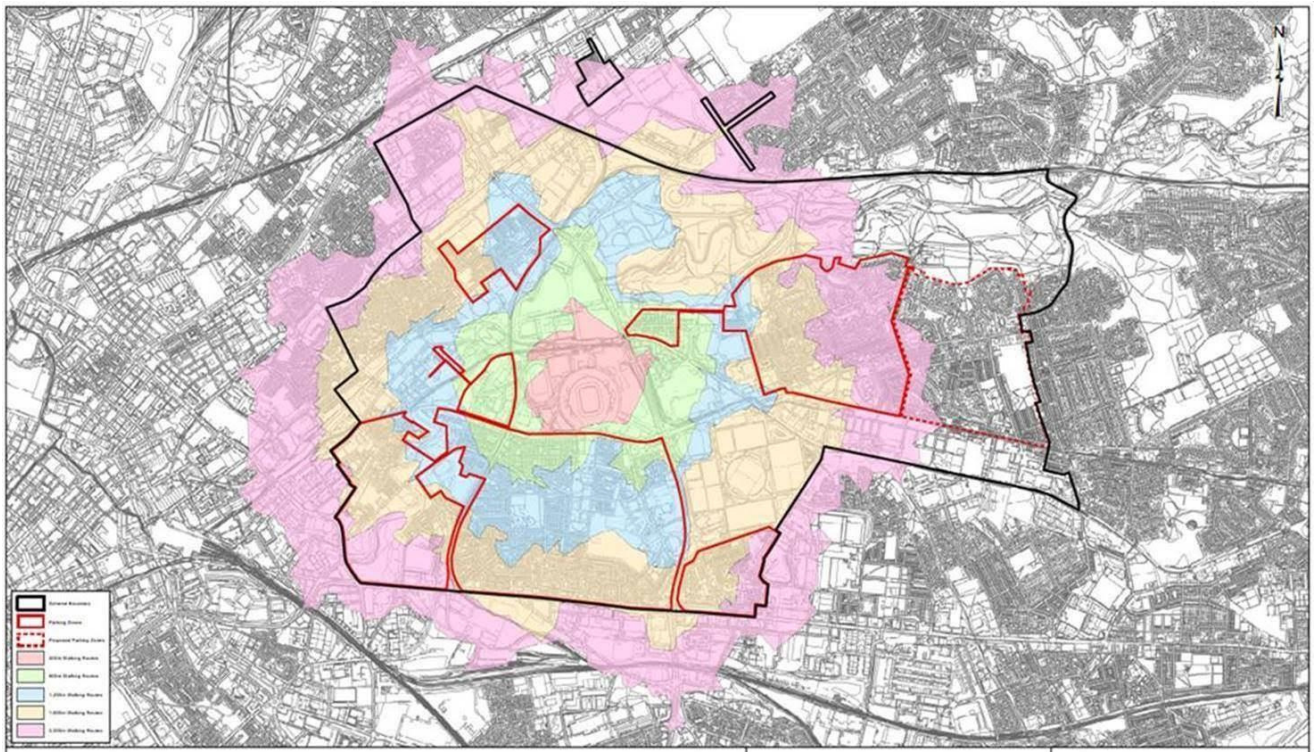
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On Thu, 6 Aug 2020 at 18:31, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I have a meeting with the client on Monday (2pm) to run through so would be good to get the amends back before then – word version attached.
>
> The plan below was provided in the TA appendix with the area being that in black. This includes the existing parking zones and those proposed (I am assuming as part of the Etihad Stadium expansion) – I will clarify.
>
> I have asked for solicitor's contact details and will send ASAP.



Thanks

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]>
Sent: 06 August 2020 16:17

To: Cooper, John [redacted]>
Subject: Re: [EXT] 126431 - Arena

John

I have now had a meeting with legal and highways. Can you send this document over as a word document..I need to make some amendments to it which I can then share with you.

I have asked highways to start to think about the capital and revenue costs for the RPZ but without a detailed plan of the area it's going to be difficult. Do you have any further details about the extent of the area? It looks like all in it's going to be upwards of £1million but I am going to get more detail from them based on the Christie scheme.

Also, please can you share your clients solicitors details as the City Solicitor would like to make contact.

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.

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On Thu, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]>
> **Sent:** 05 August 2020 18:49
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena

Thanks John

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.

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On Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
> Partner | FA - Real Estate | Deloitte LLP
> D: [redacted] | M: +44 [redacted]
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson <[redacted]>
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.
>
> 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 Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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 Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:
>
> > Hi Jen,

Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.

Can I just check a few immediate points (which will be helpful) before I do that:

1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?

2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?

I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: +44 [redacted] | M: +44 [redacted]

[redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]>
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]>
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can discuss?

Thanks

Jen

Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - Planning Committee Date

1 message

Jennifer Atkinson [redacted] 19 August 2020 at 11:58
To: Gillian Worden [redacted]
Cc: Bill Davidson [redacted] "Miss Freyja Handy (Claimant)" [redacted]
Russell Beard [redacted]

Gillian

As discussed on the phone. No decision has been made about the committee date as yet. Once a decision is made, a report would be available 5 working days prior to committee.

Regards

Jennifer

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 Wed, 19 Aug 2020 at 11:47, Gillian Worden [redacted] wrote:

> Hi Jennifer
>
> Further to our telephone conversation on Monday, I see that the application has now been timetabled for 24 September. Please can you confirm that this is correct?
>
> We are preparing a response to OVG's comments received on our objection as ASM Global and the consultant team continue to have concerns with the latest information, which will be set out in our consultee response. How will this information be taken into account within your officer's report? Will it be reported as a late item? When is deadline for your report ahead of publishing the committee agenda?
>
> I look forward to hearing from you.
>
> Kind regards
>
> Gill

Gillian Worden BA(Hons) MPlan MRTPI

Associate

P4 Planning Limited

111 Piccadilly, Manchester M1 2HY

[redacted] **m**[redacted]**w** www.p4planning.co.uk



Shortlisted for Planning Team of the Year at the Insider Property Awards North West 2020.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 19 August 2020 at 12:48
To: "Cooper, John" <[redacted]

John

I forgot to mention before, CRT have agreed to 7 metres to the canal for the coal seams work...are we now ok with the conditions?

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.

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On Wed, 19 Aug 2020 at 11:41, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please could you give me a quick call.
>
> It may be worth having a separate highways and legal meeting after all as it looks like OVGs lawyers will not be instructed and up to speed until next week.
>
> It would be good if we could just agree how best to sequence taking into account holidays etc.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M [redacted]
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinso [redacted]
> **Sent:** 19 August 2020 11:25
> **To:** Cooper, John < [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> Let me give her a call.
>
> 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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On Wed, 19 Aug 2020 at 11:22, Cooper, John [redacted] wrote:

> Is it worth Stephanie being on the line ?
>
> I think some of the heads of terms points may benefit from some legal input ? I was going to ascertain whether OVG's solicitor could be available.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]>
> **Sent:** 19 August 2020 11:18
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> It was just going to be highways and myself unless we think we need anybody else:
>
> [redacted]
>
> 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

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On Wed, 19 Aug 2020 at 11:16, Cooper, John [redacted] wrote:

> Jen,
>
> I will make sure it works.
>
> Can you let me know attendees from your side and I will send a Zoom invite later today. I'm also going to work on a suggested agenda which I'll send you and agree in advance, to hopefully allow some prep from the meeting attendees.
>
> Thanks
>
> John
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]>
> **Sent:** 19 August 2020 09:53
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Does Friday 9-10 work for you to discuss the outstanding highways and heads of terms?
>
> Thanks
>
> Jen
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council

Tel [redacted]

Email [redacted]

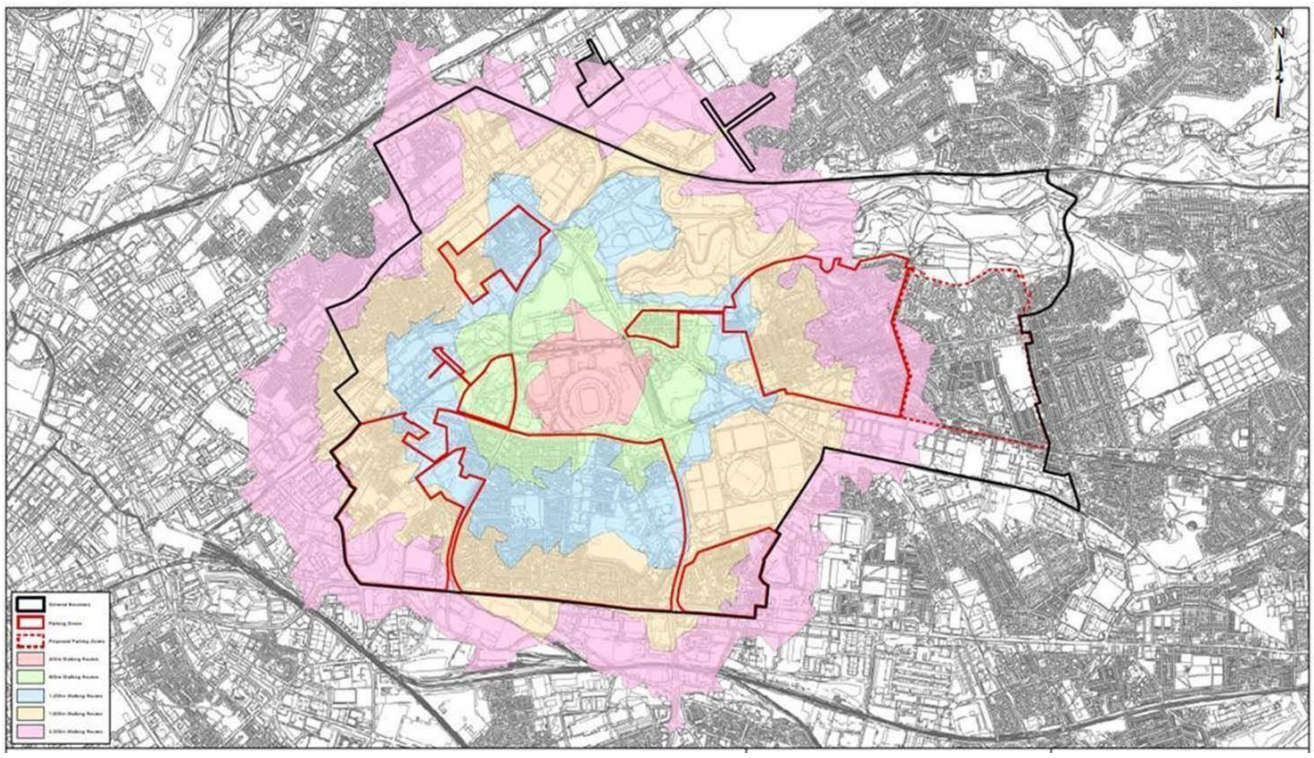
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On Thu, 6 Aug 2020 at 18:31, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I have a meeting with the client on Monday (2pm) to run through so would be good to get the amends back before then – word version attached.
>
> The plan below was provided in the TA appendix with the area being that in black. This includes the existing parking zones and those proposed (I am assuming as part of the Etihad Stadium expansion) – I will clarify.
>
> I have asked for solicitor's contact details and will send ASAP.



> Thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> [redacted] | M: [redacted]
>
> [redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]>
Sent: 06 August 2020 16:17
To: Cooper, John [redacted]>
Subject: Re: [EXT] 126431 - Arena

John

I have now had a meeting with legal and highways. Can you send this document over as a word document..I need to make some amendments to it which I can then share with you.

I have asked highways to start to think about the capital and revenue costs for the RPZ but without a detailed plan of the area it's going to be difficult. Do you have any further details about the extent of the area? It looks like all in it's going to be upwards of £1million but I am going to get more detail from them based on the Christie scheme.

Also, please can you share your clients solicitors details as the City Solicitor would like to make contact.

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, 6 Aug 2020 at 08:49, Cooper, John [redacted] wrote:

> Hi Jen,
>
> Please see attached.
>
> thanks
>
> **John Cooper**
>
> Partner | FA - Real Estate | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]>
> **Sent:** 05 August 2020 18:49

To: Cooper, John [redacted]
Subject: Re: [EXT] 126431 - Arena

Thanks John

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.

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On Wed, 5 Aug 2020 at 18:48, Cooper, John [redacted] wrote:

> Hi Jen,
>
> I need to make a couple of tweaks – I need to log off now but will be starting early tomorrow so will get it to you first thing.
>
> Thanks
>
> John
>
> **John Cooper**
> Partner | FA - Real Estate | Deloitte LLP
> D [redacted] | M [redacted]
> [redacted] | www.deloitterealestate.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 05 August 2020 18:19
> **To:** Cooper, John [redacted]
> **Subject:** Re: [EXT] 126431 - Arena
>
> John
>
> Would it be possible to send me the Heads of Terms document you shared on Monday? I want to circulate this prior to my meeting with legal tomorrow.
>
> 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

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On Wed, 5 Aug 2020 at 08:15, Jennifer Atkinson [redacted] wrote:

> Morning John
>
> I have a meeting with legal and highways in the diary to discuss the heads of terms on Thursday afternoon. I want to pick up the detail points which we discussed on Monday. I am hoping this will help frame the instructions to legal so they can get working on the agreement straight away. I will also then be able to come back to you with further details on the parking zone (including implementation and enforcement) together with costs associated with the walking improvement works.
>
> In terms of the additional highway information, I view this as a clarification on the information that you have made. I wasn't intending on this being the subject to wider consultation other than with TfGM or highways.
>
> Happy to discuss
>
> 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.

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On Tue, 4 Aug 2020 at 19:18, Cooper, John [redacted] wrote:

Hi Jen,

Please could you send correspondence to me at the moment as Laura is on leave at the moment. I will review this with our team and come back to you ASAP.

Can I just check a few immediate points (which will be helpful) before I do that:

1. I'm reading these as clarifications and requests for some further commitments with regard to the information that has been submitted and not requests for further information that could be subject to formal consultation. I am asking you because I will be asked to clarify by my client who is very interested in timescales?

2. Is there any more information on what is expected with regard to funding and how that will be calculated – with regard to walking and cycling improvements – and why this is needed over and above what has been agreed? There is obviously a commitment to improve, but I expect there would be a tendency to push back unless further information is provided / and or discussion takes place. It may be sensible and speed things up to pick that up via a call with Highways ?

I can give you a call first thing if that would help ?

Thanks

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

D: [redacted] | M [redacted]

jo [redacted] | www.deloitterealestate.co.uk

From: Jennifer Atkinson [redacted]>
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]>
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

SportCity Way/Alan Turing Way

Further discussions required

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Arena

1 message

Jennifer Atkinson [redacted] 19 August 2020 at 13:59
To: Muniza Usmani <[redacted]

Thanks Muniza

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 Wed, 19 Aug 2020 at 13:56, Muniza Usmani [redacted] wrote:

> Hi Jen
>
> Quick heads up - I am going to forward this to TfGM for comment - hopefully I will have something back by Friday but if not then we may need another discussion on this next week.
>
> Kind regards
> **Muniza Usmani**
> Engineer
> Highways Service, Growth and Neighbourhoods Directorate
>
> *(PLEASE NOTE: WORKING FROM HOME UNTIL FURTHER NOTICE)*
> Email [redacted]
> Tel [redacted]
> Web: http://www.manchester.gov.uk
>
> POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
>
> On Wed, 19 Aug 2020 at 13:39, Jennifer Atkinson [redacted] wrote:
>
> > Muniza/Neil
> >
> > Please see below response to the points raised.
> >
> > This will also form part of the meeting on Friday.
> >
> > 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.

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---------- Forwarded message ---------
From: **Cooper, John** [redacted]
Date: Wed, 19 Aug 2020 at 13:27
Subject: [EXT] 126431 - Arena
To: Jennifer Atkinson [redacted]

Hi Jennifer,

Thank you for sending through the comments below. I have added in blue text further responses to each of the points raised.

As discussed, I would be grateful if we could organise a meeting to run through these points together with how the commitments to mitigation will be secured through the s106.

Regards

John

From: Jennifer Atkinson [redacted]
Sent: 03 August 2020 13:39
To: Feekins, Laura [redacted]
Subject: [EXT] 126431 - Arena

Laura

I have some comments from highways on the recent updated modelling you provided.

They still require some additional details

I understand journey time data was provided to the highways consultant that is presented in a straightforward format. Could you add column (s) to the table to show the impact (predicted journey times) of 2 coincident events?

Appendix A attached to this email contains the tables showing the predicted journey times when coincident events occur at the Etihad Stadium and at the OVG Arena across the assessed periods. The predicted journey times are shown on the nine routes identified within the TAA.

In terms of the other comments, please see response below:

Spice Girls Data

- The data provided is shown as percentages, actual numbers should also be given to get a better idea of the scale of each event.
- The Agent should refer to the journey time information provided by TfGM to better present impacts on the highway of each event (see above points).
- The demographics of attendees should be discussed as this also affects impacts on the highway eg. Taylor Swift attracts a younger audience who are dropped off whilst Muse attracts an older audience who will access the venue from the City Centre etc.

Appendix B attached to this email contains the concert trip distribution percentages as actual numbers scaled to the maximum OVG Arena capacity (up to 23,500 spectators).

Regarding the demographics of attendees at different concert events and how this may impact on journeys to the Arena, Buro Happold has reviewed again the data available from the concerts at the Etihad and there is nothing further they can use to demonstrate this difference quantitatively other than what has already been provided to MCC. With regard to the impact of pick-up and drop off on the local highway network, which has been considered in the TA, the following points apply.

It is acknowledged that different bands will generate different audience demographics and this will influence their final mode of travel to the Arena. Where a younger audience profile is generated, such as for a concert like Taylor Swift, then we would expect more people to be dropped-off and picked up, compared with an older audience who may make more use of city centre facilities before travelling to the Arena by walking or other modes. The impact of pick -up and drop-offs, including for coincident events have been considered in the mitigation strategy presented in the TA. As stated, subject to agreement with MCC and other stakeholders, it is proposed to extend the existing taxi rank along the full length of Rowsley Street and onto Philips Park Road. To improve the use of the bays and reduce potential for vehicle/pedestrian conflict, temporary traffic management measures could be implemented via a temporary traffic regulation order, to provide a one-way route along Rowsley Street and Philips Park Road. This would improve the efficiency of the pick-up and drop off operation, resulting in an ‘airport-style’ operation managed by traffic marshals. It would also work in conjunction with the temporary closure of Ashton New Road for major event days. The TA illustrates such a pick-up and drop off option, whereby space could be provided for approximately 70 vehicles in a managed ranking facility along the kerbside. Assuming an average of two ticket holders travelling in each vehicle, this equates to space for

140 visitors at any one time. This is then multiplied as vehicles arrive and depart providing even more capacity. The pick-up and drop-off facility would be heavily advertised and promoted via all information portfolios including technological and digital platforms. If there is a particular event with a very young demographic resulting in a significant increase in the likelihood of drop off and pick up, which coincides with a stadium event the Arena, then the operator will evaluate further contingency plans including off-site provision. The operator has identified a number of possible options within the vicinity and would have discussions with the appropriate land owner to secure potential temporary evening access for the duration of the event. It should be stressed that given the expected number of coincident weekday events and the variable demographic profile of events this is expected to happen extremely infrequently and would be assessed as part of the operational event plan. In this way the impacts of different types of band playing at the Arena and their varying local impacts on the local highway network have been considered.

PICADY and Modelling

It is noted that event day conditions significantly impact the operation of the nearby junctions. A list of factors is provided in the email on model validation from Arup included in the report. Further commentary is required on how these factors impact the network operation and subsequently impact the modelling.

The factors noted in the Arup email referred to (e.g. post-match closures of junctions, manual management of traffic signals, pedestrians walking within the carriageway, Taxi/drop-off u-turns) were highlighted as limitations of the appropriateness and capability of standard traffic junction modelling software to accurately represent on-site conditions on a matchday. As such, non-matchday scenarios were used as the primary means of validating junction models as these scenarios are more typical of the traffic conditions and driver behaviours that these software tools have been designed to model.

However, as noted in the email, the model validation undertaken included all scenarios assessed in the TA (including matchdays) by comparing observed and modelled queues. As such, the matchday models presented in the TA are considered to accurately represent the matchday conditions and network operation on matchdays. The commentary presented in the TA on the operation of the network therefore already incorporates the effect of the above factors.

Ashton New Road/Alan Turing Way junction

The most recent junction design is not reflected in the modelling. There should be a commitment to review the junction operation and update the model as required.

It was discussed at our last meeting with MCC Highways and the LPA that the assessment already provided should be sufficient for the purpose of this application. In this regard, our previous response to this request highlighted that the assessment was undertaken following scoping discussions and additionally it was noted that the new junction arrangement will be an enhancement over the current situation and therefore it should operate more effectively. We do not therefore consider this request to be necessary or appropriate

ASDA/Gibbon Street junction

This junction is manually controlled during events however it is recommended that there is a commitment to keep the junction under review and maintain dialogue with various stakeholders (ASDA) to ensure that any issues that may arise are quickly and efficiently resolved.

This is agreed

SportCity Way/Alan Turing Way

Further discussions required

We suggest any points here are covered in our follow up meeting.

Walking and Cycling

The improvements proposed are welcomed but additional commitment is required to improve on-street walking and cycling facilities. There should be a commitment to review on-street pedestrian/cycle routes (eg. Store Street, Pollard Street, Old Mill Street etc) to/from Piccadilly Station to the Campus. The Applicant should contribute funding to improving these routes.

We suggest this point is also covered in our follow up meeting as it requires further discussion.

Can the above points be reviewed with your highways consultant and then we can 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 20 August 2020 at 13:22
To: "Feekins, Laura" [redacted]

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

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

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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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

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!!

Take care 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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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
>
> ---
>
> 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 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**
>
> 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

Manchester City Council

Tel [redacted]

Email [redacted]

www.manchester.gov.uk

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

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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
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **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

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, 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

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.

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Feekins, Laura [redacted] 20 August 2020 at 13:31
To: Jennifer Atkinson [redacted]

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.

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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
>
> 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
>
> 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

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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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

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!!

Take care 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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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
>
> ---
>
> 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 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**
>
> 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
>
> Manchester City Council
>
> Tel [redacted]
>
> Email [redacted]

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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
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **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

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, 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

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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: 126431/FO/2020 - 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

1 message

Jennifer Atkinson [redacted] 20 August 2020 at 16:24
To: Laura Miller [redacted]

Thanks, there is no additional information which should change your previous comments.

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, 20 Aug 2020 at 16:15, Laura Miller [redacted] wrote:

> Hi Jennifer,
>
> I have looked through the latest documents that have been submitted on the reconsultation and I can not see anything that changes my previous comments.
>
> Let me know if I have missed anything.
>
> Kind Regards
>
> Laura
>
> Laura Miller (MRes, MA, BSc(Hons))
> Environmental Protection Section
>
> **Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office**
>
> Neighbourhoods Directorate
> Community Safety, Compliance and Enforcement
> Manchester City Council
> 1 Hammerstone Road
> Gorton
> Manchester
> M18 8EQ

External [redacted]
Internal [redacted]
email [redacted]
website: www.manchester.gov.uk

We are now on Twitter, for latest news and updates follow us @EnvHealthMcr

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus


cid:image002.png@01D2FFE4.0FCB8C30
I♥MCR

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 20 August 2020 at 17:39
To: "Feekins, Laura" [redacted]

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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Planning Building Control and Licensing - Growth and Development
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>
> **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

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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

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

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

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Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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> Assistant Director | Deloitte LLP
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> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
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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

Principal Planner

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> 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!
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> **Sent:** 12 August 2020 16:18
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Jennifer Atkinson

Principal Planner

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>
> **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

Manchester City Council

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www.manchester.gov.uk

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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

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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

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, 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
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development
>
> Manchester City Council
>
> Tel [redacted]
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MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

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

1 message

Jennifer Atkinson [redacted] 24 August 2020 at 12:05
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

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]
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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

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

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Development Management North

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>
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> Manchester City Council

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Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M [redacted]

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Take care Jen

Jennifer Atkinson

Principal Planner

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

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, 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

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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 26 August 2020 at 10:36
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

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.
- The percentage increases/decreases in journey times should be provided in the table.
- Some commentary on the table results should be provided, most affected routes and why? etc.

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]
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 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

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, 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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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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Email [redacted]

www.manchester.gov.uk

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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

D [redacted] | M: +44 [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

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Tel [redacted]

Email [redacted]

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

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Email [redacted]

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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**
>
> 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!!

Take care Jen

Jennifer Atkinson

Principal Planner

Development Management North

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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

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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Email: [redacted]

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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**
>
> 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

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> Hi Jen
>
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>
> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D: [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

126431 - Further objection to additional information

1 message

Jennifer Atkinson [redacted] 26 August 2020 at 13:50
To [redacted]

Laura

One of the business objectors has written in to maintain their objections. They have asked that I forward you their objection but in the interest of GDPR I enclosed a summarised version below.

I will let you know if I recieved anything further in this regard.

Thanks

Jen

There direct and significant correlation between the hosting of events at Manchester Arena and the level of footfall apparent at surrounding retail developments. The area surrounding the Arena has become a focal point of Manchester city centre's evening economy as a consequence of the amount of footfall the Arena generates. The critical importance of Manchester Area to the wider city centre was recently recognised by the Greater Manchester Combined Authority's Nightime Adviser, Sacha Lord. In commenting on the recent difficulties faced by the leisure sector1, Mr Lord acknowledged in straightforward terms that 'A lot of venues survive off the Arena…'. The viability of the city centre's leisure economy is underpinned by the operation of a successful in-centre Arena. In order to determine whether the Eastlands Arena application conforms to relevant planning policy requirement, it is necessary to consider how the operation of the city centre's leisure economy would be impacted by the Eastlands proposal.

Whilst the applicant has attempted to consider the potential expansion of the events market over the long term (based on scenarios which model a level of growth substantially above that which has been historically achieved), no such direct assessment of impact on city centre operators has been provided. The impact test clearly applies equally to retail and leisure proposals, and the prerequisites for assessment are set out in the Town Centres PPG.

The Town Centres PPG paragraph 018 requires applicants to:

 establish the state of existing centres;
 determine the appropriate time frame for assessing impact, focusing in the first five years (the 'impact test year' will generally relate to the second full calendar year of trading); examine the 'no development' scenario;
 consider the impact of the proposal on existing centres and facilities; and
 set out the likely impact of the proposal clearly, along with any associated assumptions or reasoning, including in respect of quantitative and qualitative issues. We do not believe that the applicant has appropriately addressed any of the above matters. Firstly, there is no meaningful consideration of the role and function of Manchester Arena and the degree to which neighbouring businesses depend on it for footfall. There is no assessment of the vitality and viability of the city centre, nor any consideration of the current health of its leisure offer. There is also no attempt to understand the ongoing impact of Covid-19, which is likely to be apparent for many years to come.

Secondly, the information submitted by the applicant generally seeks to consider how the events market may expand over the long term (to 2035). However, the Town Centres PPG establishes that the relevant test year in respect of impact will be the second full calendar year of trading. We understand that the applicant intends that the Arena would be operational by 2023; this points to an impact test year of 2025. Thirdly, it is necessary to assess the likely trading position of leisure facilities within the city centre at the identified test year, both with and without the proposal coming forward. The difference between the two positions effectively relates to the impact of the proposal. No such comparative exercise, examining the likely performance of in-centre operators, has been undertaken. Instead, the applicant has made broadbrush assumptions that patrons of Eastlands Arena would continue to use bars and restaurants within the city centre. It has not undertaken a meaningful assessment of the diversion of trade from existing facilities to the application proposal.

The quantum of commercial development included in the proposal (and the clear indication that the intention is to entice customers to travel early and stay late in order to stagger journeys) seeks to maximise the amount of 'spin off' custom on-site. This has clear implications for city centre food and drink operators, who are situated some distance from the application site. Finally, as a consequence of the above, we do not believe that the impact of the proposal on the city centre has been clearly identified within any part of the extensive application submission. The above steps are of particular relevance to the second part of the NPPF paragraph 89 impact test (relating to the impact of a proposal on town centre vitality and viability). However, we remain of the view that the applicant's approach to the first strand of

the NPPF impact test (relating to impact on existing, committed and planned public and private in-centre investment) also remains wholly unsatisfactory. In this regard, we note that concerns in respect of the ability of the application proposal to impact on planned investment at the Factory, Mayfield and at the existing Manchester Arena have been dismissed without any detailed consideration of the factors that affect such multi-million pound investment. There is no objective analysis of the potential for similar operations to compete for the same events and therefore no meaningful assessment of the impact on likelihood of investment or the success of the investment should it proceed.

Conclusion The market would not support two large-scale viable events arenas in practice. There would be a substantial weakening of Manchester Arena's trading position would lead to a significant adverse impact on the future operation of operators in the city centre and undermine planned £9m investment to refurbish the facility, which seeks to provide a market-leading interactive customer experience as a key city centre attraction. Both the Arena and city centre operators are of critical importance to the city centre leisure and night time economy, and to the vitality and viability of the city centre as a whole. As we set out above, no meaningful impact assessment – which is consistent with the requirements of the NPPF and the associated Town Centres PPG – has yet been submitted in support of the application.

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

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Draft Planning Conditions

1 message

Jennifer Atkinson [redacted] 26 August 2020 at 15:08
To [redacted]

Laura

Please find attached draft planning conditions.

If you could let me have any comments on these that would be appreciated. Some may come out depending on where things get to with the legal agreement.

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]
www.manchester.gov.uk

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DRAFT PLANNING CONDITIONS 126431.docx
31K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Updated draft conditions

1 message

Jennifer Atkinson [redacted] 27 August 2020 at 10:34
To [redacted]

Laura

Please find the updated list. There will be some which will move around depending on the outcome of this morning's discussion.

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]
www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] 126431 - Further objection to additional information

1 message

Jennifer Atkinson [redacted] 27 August 2020 at 17:09
To: "Feekins, Laura" [redacted]

Thanks

Obviously I will let you have a summary of any others if required.

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 Thu, 27 Aug 2020 at 16:43, Feekins, Laura [redacted] wrote:

> Thanks Jen, we will review and let you have a response as required.
>
> 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 13:51
> **To:** Feekins, Laura [redacted]
> **Subject:** [EXT] 126431 - Further objection to additional information

Laura

One of the business objectors has written in to maintain their objections. They have asked that I forward you their objection but in the interest of GDPR I enclosed a summarised version below.

I will let you know if I recieved anything further in this regard.

Thanks

Jen

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Whilst the applicant has attempted to consider the potential expansion of the events market over the long term (based on scenarios which model a level of growth substantially above that which has been historically achieved), no such direct assessment of impact on city centre operators has been provided. The impact test clearly applies equally to retail and leisure proposals, and the prerequisites for assessment are set out in the Town Centres PPG.

The Town Centres PPG paragraph 018 requires applicants to:

♣ establish the state of existing centres;

♣ determine the appropriate time frame for assessing impact, focusing in the first five years (the 'impact test year' will generally relate to the second full calendar year of trading); ♣ examine the 'no development' scenario;

♣ consider the impact of the proposal on existing centres and facilities; and

♣ set out the likely impact of the proposal clearly, along with any associated assumptions or reasoning, including in respect of quantitative and qualitative issues. We do not believe that the applicant has appropriately addressed any of the above matters. Firstly, there is no meaningful consideration of the role and function of Manchester Arena and the degree to which neighbouring businesses depend on it for footfall. There is no assessment of the vitality and viability of the city centre, nor any consideration of the current health of its leisure offer. There is also no attempt to understand the ongoing impact of Covid-19, which is likely to be apparent for many years to come.

Secondly, the information submitted by the applicant generally seeks to consider how the events market may expand over the long term (to 2035). However, the Town Centres PPG establishes that the relevant test year in respect of impact will be the second full calendar year of trading. We understand that the applicant intends that the Arena would be operational by 2023; this points to an impact test year of 2025. Thirdly, it is necessary to assess the likely trading position of leisure facilities within the city centre at the identified test year, both with and without the proposal coming forward. The difference between the two positions effectively relates to the impact of the proposal. No such comparative exercise, examining the likely performance of in-centre operators, has been undertaken. Instead, the applicant has made broadbrush assumptions that patrons of Eastlands Arena would continue to use bars and restaurants within the city centre. It has not undertaken a meaningful assessment of the diversion of trade from existing facilities to the application proposal.

The quantum of commercial development included in the proposal (and the clear indication that the intention is to entice customers to travel early and stay late in order to stagger journeys) seeks to maximise the amount of 'spin off' custom on-site. This has clear implications for city centre food and drink operators, who are situated some distance from the application site. Finally, as a consequence of the above, we do not believe that the impact of the proposal on the city centre has been clearly identified within any part of the extensive application submission. The above steps are of particular relevance to the second part of the NPPF paragraph 89 impact test (relating to the impact of a proposal on town centre vitality and viability). However, we remain of the view that the applicant's approach to the first strand of the NPPF impact test (relating to impact on existing, committed and planned public and private in-centre investment) also remains wholly unsatisfactory. In this regard, we note that concerns in respect of the ability of the application proposal to impact on planned investment at the Factory, Mayfield and at the existing Manchester Arena have been dismissed without any detailed consideration of the factors that affect such multi-million pound investment. There is no objective analysis of the potential for similar operations to compete for the same events and therefore no meaningful assessment of the impact on likelihood of investment or the success of the investment should it proceed.

Conclusion The market would not support two large-scale viable events arenas in practice. There would be a substantial weakening of Manchester Arena's trading position would lead to a significant adverse impact on the future operation of operators in the city centre and undermine planned £9m investment to refurbish the facility, which seeks to provide a market-leading interactive customer experience as a key city centre attraction. Both the Arena and city centre operators are of critical importance to the city centre leisure and night time economy, and to the vitality and viability of the city centre as a whole. As we set out above, no meaningful impact assessment – which is consistent with the requirements of the NPPF and the associated Town Centres PPG – has yet been submitted in support of the application.

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 7 September 2020 at 13:10
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

Ok just give me a call when you are free.

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, 7 Sep 2020 at 13:03, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Sorry, been on calls since 0915!
>
> I'm around – just tried to call – will be free again circa 1400.
>
> Thanks
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson <[redacted]
Sent: 07 September 2020 12:37
To: Feekins, Laura [redacted]
Cc: Cooper, John [redacted]
Subject: Re: [EXT] Re: Arena - Description of development

Laura

Not sure if you are around today but could do with a quick catch up on the arena,

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 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

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, 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

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

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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
>
> 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

Tel [redacted]

Email [redacted]

www.manchester.gov.uk

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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
>
> 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

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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
>
> 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
>
> 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

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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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

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!!

Take care 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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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
>
> _____
>
> 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 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

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

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 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: +44 [redacted] | M: [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **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

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.

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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

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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

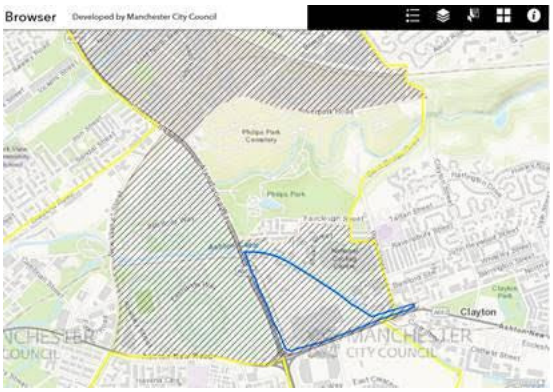
OVG - Eastlands District Centre

1 message

Feekins, Laura [redacted] 9 September 2020 at 11:55
To: Jennifer Atkinson [redacted]

Hi Jen

The site sits outside of the Eastlands District Centre but within the Regional Centre – please see below extract from the Proposals Map (blue being District Centre boundary, yellow the Regional Centre, and grey hatch East Manchester Sub Areas).



Thanks

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: OVG - Eastlands District Centre

1 message

Jennifer Atkinson [redacted] 9 September 2020 at 12:05
To: "Feekins, Laura" [redacted]

Thanks Laura

Jen

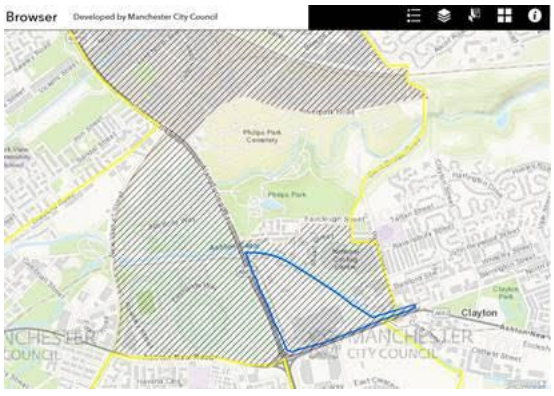
Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] S106 Arena

1 message

Jennifer Atkinson [redacted] 9 September 2020 at 14:01
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

Laura

Let's discuss tomorrow as I have just come off a call with highways which might alter this slightly.

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

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On Wed, 9 Sep 2020 at 11:45, Feekins, Laura [redacted] wrote:

> Hi Jen
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>
> I have chased BCLP on the title documents.
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> Kind regards
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 07 September 2020 20:25
To: Feekins, Laura [redacted]
Subject: [EXT] S106 Arena

Laura

I spoke with the City Solicitor after we spoke this afternoon. Once we have agreed the heads of terms, please can you share the final draft with me so I can instruct the City Solicitor. She has indicated to me that she would like to prepare the first draft.

I also understand that we are still awaiting the title checks which were agreed at our recent meeting.

Thanks

Jen

Jennifer Atkinson

Principal Planner

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Proposed Arena - Application Ref. 126431

1 message

Cooper, John [redacted] 10 September 2020 at 12:41
To: [redacted] Jennifer Atkinson [redacted]
Cc: "Feekins, Laura" [redacted]

Dear Dave and Jennifer,

Please find attached our response to recent comments received in connection with the above planning application (as referenced within the note).

I would be grateful if you could take into account our response in consideration of the issues.

Please do not hesitate to contact me if you have any questions.

Regards

John

John Cooper

Partner | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M [redacted]

[redacted] | www.deloitterealestate.co.uk

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OVG Response 09.09.20.docx.pdf
614K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] S106 Arena

1 message

Jennifer Atkinson [redacted] 10 September 2020 at 10:42
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

Laura

I need to leave the office about 12:15 today...could you give me a call when you have a second.

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.

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> Laura
>
> **Laura Feekins**
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> Assistant Director | Deloitte LLP
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> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 07 September 2020 20:25
To: Feekins, Laura [redacted]
Subject: [EXT] S106 Arena

Laura

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I also understand that we are still awaiting the title checks which were agreed at our recent meeting.

Thanks

Jen

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Jennifer Atkinson <[redacted]>

RE: [EXT] meeting - conditions

1 message

Feekins, Laura [redacted] 11 September 2020 at 12:22
To: Jennifer Atkinson [redacted]

Hi Jen

Please see attached some suggested amendments following discussion with the applicant and design team – apologies, I know you wanted to discuss earlier in the day, but I have been caught up in a few calls – is now a good time?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson <j [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura <l [redacted]
Subject: [EXT] meeting - conditions

Laura

Let me know if this would be useful as I now have the highways comments which might add a few things.

Jen

Jennifer Atkinson

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Development Management North

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DRAFT PLANNING CONDITIONS 126431 ISSUED TO MCC 11.9.2020.docx
61K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

OVG Arena Ref. 126431 - Disabled Car Parking

1 message

Feekins, Laura [redacted] 11 September 2020 at 14:36
To: Jennifer Atkinson [redacted]

Hi Jen

As discussed, BH with input from Arup and CFG have provided confirmation of the on-site car parking arrangements for disabled visitors as below and attached.

Parking is provided at the Etihad Campus, where the Arena will predominantly utilise the same parking areas as used by the Stadium. Two of these areas have marked accessible parking spaces (as attached).

The North Car Park area (slides 1 & 2) has 52 marked accessible parking bays at its southern edge, which are a short work from the NW corner of the arena providing easy access to the L0 and L1 entrances. In addition, the temporary parking on the Orange cleared site has 83 marked accessible parking spaces and 91 additional spaces for ambulant disabled people. These spaces have direct access to the south side of the Arena via Forge Lane Bridge for access to the Level 0 entrances and the level 3 entrance. A portion of these spaces are within the recommended 50m limit, as dictated by the existing road and car park layouts.

All parking spaces on the Campus are managed and pre-booked. Demand for individuals events can therefore be actively managed, taking into account event crossovers. Parking can therefore be allocated by the event organiser and parking manager to assign appropriate spaces for accessible / ambulant parking to suit different events.

As set out within the Etihad Campus Movement and Transport Strategy, which has been submitted with the planning application for information, as further uses are developed at the Etihad Campus, this may result in the loss of parking capacity where these uses are constructed on site currently used for car parking but identified for future development. In order to ensure that this does not reduce the retained parking provision, including parking for disabled visitors, below an acceptable operational level, it is proposed that any spaces lost to development in the future are re-provided if demand at the time requires it.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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20200827 OVG Arena and Etihad Campus Accessible Parking.pdf
915K

MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

RE: [EXT] meeting - conditions

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To: Jennifer Atkinson [redacted]

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DRAFT PLANNING CONDITIONS 126431 ISSUED TO MCC 11.9.2020.docx
61K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] meeting - conditions

1 message

Feekins, Laura [redacted] 11 September 2020 at 12:35
To: Jennifer Atkinson [redacted]

Sorry – also now attached the calibration certificates for the gas monitoring equipment.

From: Feekins, Laura
Sent: 11 September 2020 12:23
To: 'Jennifer Atkinson' [redacted]
Subject: RE: [EXT] meeting - conditions

Hi Jen

Please see attached some suggested amendments following discussion with the applicant and design team – apologies, I know you wanted to discuss earlier in the day, but I have been caught up in a few calls – is now a good time?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D: [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura [redacted]
Subject: [EXT] meeting - conditions

Laura

Let me know if this would be useful as I now have the highways comments which might add a few things.

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.

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Appendix G - calibration certificates.pdf
578K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] meeting - conditions

1 message

Feekins, Laura [redacted] 11 September 2020 at 12:39
To: Jennifer Atkinson [redacted]

No worries, thanks Jen.

Have a good weekend!

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] M [redacted]

[redacted] www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
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Subject: Re: [EXT] meeting - conditions

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] meeting - conditions

1 message

Jennifer Atkinson [redacted] 11 September 2020 at 13:36
To: "Feekins, Laura" [redacted]

It's fine...all part of the job.

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, 11 Sep 2020 at 13:25, Feekins, Laura [redacted] wrote:

> Sorry ☹ I hope you've got some more time booked off!
>
> **From:** Jennifer Atkinson <[redacted]
> **Sent:** 11 September 2020 12:43
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: [EXT] meeting - conditions
>
> Yes it's going to be another weekend of fun!
>
> Take care
>
> ---
>
> Jennifer Atkinson
>
> Principal Planner
>
> Development Management North
>
> Planning Building Control and Licensing - Growth and Development

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> D [redacted] | M [redacted]
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> [redacted] | www.deloitte.co.uk
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> **Laura Feekins**
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> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura [redacted]
Subject: [EXT] meeting - conditions

Laura

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Jen

Jennifer Atkinson

Principal Planner

Development Management North

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

OVG Arena Ref. 126431 - Disabled Car Parking

1 message

Feekins, Laura [redacted] 11 September 2020 at 14:36
To: Jennifer Atkinson [redacted]

Hi Jen

As discussed, BH with input from Arup and CFG have provided confirmation of the on-site car parking arrangements for disabled visitors as below and attached.

Parking is provided at the Etihad Campus, where the Arena will predominantly utilise the same parking areas as used by the Stadium. Two of these areas have marked accessible parking spaces (as attached).

The North Car Park area (slides 1 & 2) has 52 marked accessible parking bays at its southern edge, which are a short work from the NW corner of the arena providing easy access to the L0 and L1 entrances. In addition, the temporary parking on the Orange cleared site has 83 marked accessible parking spaces and 91 additional spaces for ambulant disabled people. These spaces have direct access to the south side of the Arena via Forge Lane Bridge for access to the Level 0 entrances and the level 3 entrance. A portion of these spaces are within the recommended 50m limit, as dictated by the existing road and car park layouts.

All parking spaces on the Campus are managed and pre-booked. Demand for individuals events can therefore be actively managed, taking into account event crossovers. Parking can therefore be allocated by the event organiser and parking manager to assign appropriate spaces for accessible / ambulant parking to suit different events.

As set out within the Etihad Campus Movement and Transport Strategy, which has been submitted with the planning application for information, as further uses are developed at the Etihad Campus, this may result in the loss of parking capacity where these uses are constructed on site currently used for car parking but identified for future development. In order to ensure that this does not reduce the retained parking provision, including parking for disabled visitors, below an acceptable operational level, it is proposed that any spaces lost to development in the future are re-provided if demand at the time requires it.

Kind regards

Laura

Laura Feekins

Assistant Director | FA - Real Estate | Deloitte LLP

2 Hardman Street, Manchester, M3 3HF

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

Twitter

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20200827 OVG Arena and Etihad Campus Accessible Parking.pdf
915K

MANCHESTER CITY COUNCIL

Jennifer Atkinson <[redacted]>

Re: [EXT] meeting - conditions

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 14:07
To: "Feekins, Laura" [redacted]

Laura

I will have to leave this in the condition until Laura reviews it...I doubt she will be able to do that before the report is published.

Thanks

Jen

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

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Laura Feekins

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] meeting - conditions

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 14:56
To: "Feekins, Laura" [redacted]

I am just working through them now. I will be sending you a revised draft shortly

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, 14 Sep 2020 at 14:52, Feekins, Laura [redacted] wrote:

> Hi Jen – no problem, thanks for confirming.
>
> Do you want to speak today about the other proposed amendments?
>
> Thanks
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk

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From: Feekins, Laura
Sent: 11 September 2020 12:23
To: 'Jennifer Atkinson [redacted]
Subject: RE: [EXT] meeting - conditions

Hi Jen

Please see attached some suggested amendments following discussion with the applicant and design team – apologies, I know you wanted to discuss earlier in the day, but I have been caught up in a few calls – is now a good time?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M: [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura [redacted]
Subject: [EXT] meeting - conditions

Laura

Let me know if this would be useful as I now have the highways comments which might add a few things.

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

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Arena conditions - revised

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 15:37
To [redacted]

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 are 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]
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

Aren conditions revised 14.09.2002.docx
32K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Arena conditions - revised

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 17:23
To [redacted]

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 reasonability 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 are 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;
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- 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]
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

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] meeting - conditions

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 14:56
To: "Feekins, Laura" [redacted]

I am just working through them now. I will be sending you a revised draft shortly

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 14:52, Feekins, Laura [redacted] wrote:

> Hi Jen – no problem, thanks for confirming.
>
> Do you want to speak today about the other proposed amendments?
>
> Thanks
>
> Laura
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] M: [redacted]
>
> [redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 14 September 2020 14:07
To: Feekins, Laura [redacted]
Subject: Re: [EXT] meeting - conditions

Laura

I will have to leave this in the condition until Laura reviews it...I doubt she will be able to do that before the report is published.

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

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On Fri, 11 Sep 2020 at 12:35, Feekins, Laura [redacted] wrote:

> Sorry – also now attached the calibration certificates for the gas monitoring equipment.

From: Feekins, Laura
Sent: 11 September 2020 12:23
To: 'Jennifer Atkinson [redacted]
Subject: RE: [EXT] meeting - conditions

Hi Jen

Please see attached some suggested amendments following discussion with the applicant and design team – apologies, I know you wanted to discuss earlier in the day, but I have been caught up in a few calls – is now a good time?

Kind regards

Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura [redacted]
Subject: [EXT] meeting - conditions

Laura

Let me know if this would be useful as I now have the highways comments which might add a few things.

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: Arena - opening hours

1 message

Laura Miller [redacted] 14 September 2020 at 15:07
To: Jennifer Atkinson [redacted]

Hi Jennifer,

The hours are fine (I must have missed them in all the documents)

If the campus has sundays for servicing, then I am happy for this to apply to the arena too.

I need to check the calibration certificates against the gas monitoring so I will get back to you.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))
Environmental Protection Section

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External [redacted]
Internal [redacted]
email [redacted]
website: www.manchester.gov.uk

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For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus



I♥MCR

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On Mon, 14 Sep 2020 at 15:01, Jennifer Atkinson [redacted] wrote:

> Laura
>
> Also, are you ok with deliveries on Sundays given the location? This is consistent with the wider campus servicing strategy?
>
> 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 14:24, Jennifer Atkinson [redacted] wrote:

> Laura
>
> In your original memo you ask for opening hours to be agreed.
>
> The applicant has indicated that these are outlined in
>
> *Operating Schedule and Event Management Plan v 1.3 prepared by Laudation, which shall include normal operation for events and hospitality between the hours of 0900 and 0000 Monday to Sunday.*
>
> *Is this ok?*
>
> *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



image001.png
3K

MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

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

1 message

Jennifer Atkinson [redacted] 15 September 2020 at 12:38
To: "Feekins, Laura" [redacted]
Cc: "Cooper, John" [redacted]

Thanks Laura

Agreed,

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.

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On Tue, 15 Sep 2020 at 12:02, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Having looked at the guidance, it is our view that as the planning application was submitted prior to 31 August, it should be determined in accordance with the previous Use Classes Order.
>
> Therefore the description of development should revert back as below:
>
> *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*
>
> The drafting of Condition 12 would also need to be amended (or removed?)
>
> 12) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a multi-use arena (Use Class D2) (61082 sqm) with ancillary use of its facilities (Use Classes A1, A3 and A4) as specified in a strategy to be submitted and approved in accordance with Condition 15, and for no other purposes.

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

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

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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

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

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 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.

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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

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

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

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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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**
>
> 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!!

Take care 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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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

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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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**
>
> 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

Manchester City Council

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Email [redacted]

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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

D: + [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

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

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, 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
>
> _____
>
> 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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> www.manchester.gov.uk
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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] Re: Arena conditions - revised

1 message

Jennifer Atkinson [redacted] 15 September 2020 at 18:55
To: "Feekins, Laura" [redacted]

Laura

I think so. The others I will have to deal with directing between myself and the City Solicitor.

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 Tue, 15 Sep 2020 at 16:20, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just checking that these are the final comments on the HoTs?
>
> We are in the process of taking instruction with a view to BCLP updating the HOTs in response to the comments, but just want to check this will wrap up all remaining comments!
>
> 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 reasonability 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

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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 are 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]

www.manchester.gov.uk

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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

Re: [EXT] meeting - conditions

1 message

Jennifer Atkinson [redacted] 14 September 2020 at 14:58
To: "Feekins, Laura" [redacted]

Laura

Let's discuss. I am not comfortable with engineering works and lay of roads without the discharge of some of the pre commencement conditions.

Thanks

Jen

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

Tel: 0161 234 4517
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 14:53, Feekins, Laura [redacted] wrote:

> Hi Jen – it's the attached, sorry if I didn't sent it to you previously!
>
> **Laura Feekins**
>
> Assistant Director | Deloitte LLP
>
> D [redacted] | M [redacted]
>
> [redacted] | www.deloitte.co.uk
>
> **From:** Jennifer Atkinson [redacted]
> **Sent:** 14 September 2020 14:03
> **To:** Feekins, Laura [redacted]
> **Subject:** Re: [EXT] meeting - conditions

Laura

Have I seen this enabling works schedule?

Jen

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4517

Email [redacted]

www.manchester.gov.uk

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

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On Fri, 11 Sep 2020 at 12:22, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Please see attached some suggested amendments following discussion with the applicant and design team – apologies, I know you wanted to discuss earlier in the day, but I have been caught up in a few calls – is now a good time?
>
> Kind regards
>
> Laura

Laura Feekins

Assistant Director | Deloitte LLP

D [redacted] | M [redacted]

[redacted] | www.deloitte.co.uk

From: Jennifer Atkinson [redacted]
Sent: 08 September 2020 16:54
To: Feekins, Laura [redacted]
Subject: [EXT] meeting - conditions

Laura

Let me know if this would be useful as I now have the highways comments which might add a few things.

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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MANCHESTER CITY COUNCIL

Jennifer Atkinson [redacted]

RE: [EXT] Re: Arena conditions - revised

1 message

Feekins, Laura [redacted] 16 September 2020 at 08:42
To: Jennifer Atkinson [redacted]

Thanks Jen

From: Jennifer Atkinson [redacted]
Sent: 15 September 2020 18:55
To: Feekins, Laur [redacted]
Subject: Re: [EXT] Re: Arena conditions - revised

Laura

I think so. The others I will have to deal with directing between myself and the City Solicitor.

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 Tue, 15 Sep 2020 at 16:20, Feekins, Laura [redacted] wrote:

> Hi Jen
>
> Just checking that these are the final comments on the HoTs?
>
> We are in the process of taking instruction with a view to BCLP updating the HOTs in response to the comments, but just want to check this will wrap up all remaining comments!
>
> 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 reasonability 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 are 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]

www.manchester.gov.uk

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

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