

2 March 2020

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FAO Jennifer Atkinson

Dear Jen

OVG Manchester – Application for Full Planning Permission and Consent to Display Advertisements

Please find enclosed an application for Full Planning Permission and Consent to Display Advertisements, submitted to Manchester City Council in respect of a Site at the Etihad Campus, Manchester ("the Site") for the construction a new indoor arena (the "Proposed Development"). The Applicant is OVG Manchester Limited (the 'Applicant').

The formal description of development contained within the planning application forms is as follows:

"Development of a multi-use arena (Class D2) with a partially illuminated external facade together with supporting retail uses (Classes A1, A3 and A4), associated highways, access, servicing, landscaping, public realm and other associated works."

Accompanying the application for Planning Permission is an application for Consent to Display Advertisements. This covers signage proposals for three LED screens fully integrated into the architectural design of the building and designed to sit flush into the venue façade. When activated these will display variable messaging and content, and when not activated the black LED displays blend back into the façade. In addition, the signage proposals will provide six internally and externally illuminated Totem Signs to provide wayfinding.

Application Documentation

The application documentation has been prepared in accordance with MCC's Validation Criteria (September 2018), and agreed with the Local Planning Authority at the pre-application stage.

The application is supported by an Environmental Impact Assessment (EIA) which has been informed by an EIA Scoping Opinion, received from Manchester City Council on 15 January 2020.

Table 1: List of application documents

Document	Prepared by
Application Form and Certificates	Deloitte Real Estate
Site Location Plan	Populous
Full suite of existing and proposed plans, including landscaping plans and Accommodation Schedule	Populous

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Document	Prepared by
Design and Access Statement (including Landscaping and Public Realm Strategy and Signage Strategy)	Populous
Planning Statement	Deloitte Real Estate
Market Assessment: Volume 1: OVG Manchester, due diligence report Volume 1: UK Arena and Manchester Market Overview Volume 2: UK Large Arena Market and Growth Scenarios 2018-2040	PwC ekosgen
Economic Impact of Two Arenas in Manchester	ekosgen
Sequential Test Assessment	Deloitte Real Estate
Statement of Community Involvement	Counter Context
Sustainability Statement <i>including the following technical appendices:</i> • Blue and Green Infrastructure • BREAAAM Pre Assessment • Crime Impact Statement • Ecological Mitigation Report • Energy Statement • Local Benefits Proposal • Social Value Toolkit • Tree Survey • Operational Waste Management Strategy	Buro Happold Deloitte Real Estate Buro Happold GMP Buro Happold ME Engineers OVG Deloitte Real Estate Arbtech Buro Happold
Broadband Connectivity Statement	ME Engineers
Daylight/Sunlight Assessment	Buro Happold
Heritage Statement	Deloitte Real Estate
Operating Schedule and Event Management Strategy	Laudation
Topographical Survey	Populous
TV Reception Survey	ME Engineers
Ventilation Strategy	ME Engineers
Environmental Statement Volume 1 Non-Technical Summary	Deloitte Real Estate
Environmental Statement Volume 2, which includes: • Introductory Chapters • Construction Management – Programme and Methodology • Air Quality and Dust	Deloitte Real Estate Turner & Townsend Buro Happold

Document	Prepared by
• Ground Conditions • Socio-Economic Impacts • Lighting • Noise and Vibration • Townscape and Visual Impact • Traffic and transport • Water Quality, Drainage and Flood Risk • Wind Microclimate • Climate Change • Summary of Residual Effects • Type 1 Cumulative Assessment	Buro Happold Buro Happold ME Engineers Buro Happold Planit-IE Buro Happold Buro Happold Buro Happold Buro Happold Deloitte Real Estate Deloitte Real Estate
Environmental Statement Technical Appendices, as below:	
• 2.1 EIA Screening and Scoping Request • 2.2 EIA Screening and Scoping Opinion • 2.3 EIA Scoping Opinion Summary of Comments and Responses • 2.4 Committed Developments • 2.5 Salford Archaeology and GMAAS Emails • 5.1 Construction Management Plan • 6.1 Construction Assessment Methodology • 6.2 Traffic Data • 6.3 Receptor Locations • 6.4 Construction Traffic Modelling Results • 6.5 Model Verification • 6.6 Operational Modelling Results • 7.1 Geo-Environmental and Geo-Technical Desk Study • 7.2 Coal Mining Assessment • 7.3 Engineering Interpretive Report • 8.1 Market Assessment: Volume 1: OVG Manchester, due diligence report Volume 1: UK Arena and Manchester Market Overview • Volume 2: UK Large Arena Market and Growth Scenarios 2018-2040 • 8.2 Economic Impact of Two Arenas in Manchester • 9.1 Exterior Lighting Assessment • 9.2 Highways Safety Report • 10.1 Noise and Vibration – Noise Survey Results • 10.2 Noise and Vibration – Construction Noise Assessment • 10.3 Noise and Vibration – Construction Traffic Noise • 10.4 Noise and Vibration – Operational Traffic Noise	Deloitte Real Estate Manchester City Council Deloitte Real Estate Deloitte Real Estate Salford Archaeology / GMAAS Turner & Townsend Buro Happold Buro Happold Buro Happold Buro Happold Buro Happold Buro Happold Buro Happold Buro Happold Buro Happold PwC ekosgen ekosgen ME Engineers Curtins Buro Happold Buro Happold Buro Happold Buro Happold

Document	Prepared by
• 11.1 Townscape Baseline and Effects	Planit-IE
• 11.2 Visual Baseline and Effects	Planit-IE
• 11.3 Townscape Baseline Figures	Planit-IE
• 11.4 TVIA Viewpoints	Planit-IE
• 12.1 Transport Assessment	Buro Happold
• 12.2 Framework Travel Plan	Buro Happold
• 13.1 Flood Risk Assessment	Buro Happold
• 13.2 Drainage Strategy	Buro Happold
• 15.1 GHG Emissions Assessment – Data Inputs and Assumptions	Buro Happold
• 16.1 Summary of Mitigation Measures	Deloitte Real Estate

A number of these studies have been preceded and informed by the following Etihad Campus wide strategies and studies, which are submitted alongside the application for information only:

- The Etihad Campus Strategic Sustainability Framework – prepared by Hillbreak.
- Etihad Campus Strategic Vision: Transport and Movement – prepared by Arup.
- Etihad Campus Movement and Transport Strategy: Transport Assessment – prepared by Arup.

Application Fee

The application for Full Planning Permission and Consent to Display Advertisements has been submitted through the Planning Portal with reference: PP-08354002. Payment of the application fee in the sum of £142,691.00 has been made online.

I would be grateful for written confirmation of receipt of this fee and the registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eve Grant (evgrant@deloitte.co.uk / +44 161 455 6483).

Yours sincerely



John Cooper
Deloitte LLP