

18 September 2025

**F.A.O James Bridgman**  
Planning Department  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear James

**Canalside Activation, Etihad Campus, Manchester – Application for Discharge of Conditions 3, 7, 15, 22, 24, 25, and 28 of Planning Permission Ref: 143097/FO/2025**

Please find enclosed a condition discharge application in relation to Canalside Activation, Etihad Campus, Planning Permission Ref: 143097/FO/2025. The application is submitted by Eastlands Arena Limited (the “Applicant”).

This application is submitted to discharge conditions 3 (Sample and Specs), 7 (Fume Extraction), 15 (Secured by Design), 22 (Soil), 24 (Local Labour Recruitment Report (Construction)), 25 (Local Labour Proposals (Operation)), and 28 (Hard / Soft Landscaping) attached to Planning Permission 143097/FO/2025.

Planning Permission Reference 143097/FO/2025 approved the following description of development:

*“Erection of a two storey structure with flexible commercial uses (Use Classes E(a), E(b), and Sui Generis (drinking establishment and hot food takeaway)) at ground and first floor, with associated access arrangements, WC, landscaping, lighting, signage, and other associated works including external seating areas.”*

## Conditions Discharge

This section sets out the relevant condition wording and the documents that are submitted in support of the application for discharge of conditions 3, 7, 15, 22, 24, 25, and 28.

Table 1 below confirms the condition and supporting information submitted with this Application.

Table 1: Condition, Partial or Full Discharge, and Submitted Information

|   | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Partial or Full Discharge                             | Supporting Information                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | <p><b>Sample and Specs</b></p> <p><i>Prior to the commencement of works, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, means of ventilation and a strategy for quality control management.</i></p> <p><i>The approved materials shall then be implemented as part of the development.</i></p>                                                                                                          | Full Discharge                                        | <p>Material Schedule prepared by Better Green</p> <p>Quality Control Statement prepared by Better Green</p> <p>Composite Decking Specification Sheet prepared by EPD</p> <p>Container Specification Sheets prepared by CIMC (Refs: S087S25G1 and S194A45G1)</p> <p>The project team has confirmed the following elements are not applicable to the scheme:</p> <ul style="list-style-type: none"> <li>• Joint and fixing</li> <li>• Drips</li> <li>• Means of ventilation</li> </ul> |
| 7 | <p><b>Fume Extraction</b></p> <p><i>(a) The fume extraction for the development shall be carried out in accordance with the details of the extraction systems within the CO-OP Ultravent Plus and Turbo Chef, prepared by INVITO Catering by Design (Received 2 June 2025). The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ. For the avoidance of doubt this refers to internal treatment in hoods and no external extraction/vents.</i></p> <p><i>(b) Prior to first use of the development hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.</i></p> | Full discharge part (b), part (a) is compliance only. | Confirmation Letter (dated 7 September 2025) prepared by Invito Design, confirming the approved scheme has been implemented as per approved documents.                                                                                                                                                                                                                                                                                                                               |

|    | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Partial or Full Discharge                             | Supporting Information                                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15 | <p><b>Secured by Design</b></p> <p><i>Development shall be carried out in accordance with the Crime Impact Statement 2019/0841/CIS/02 Version A, prepared by Greater Manchester Police and stamped as received by the City Council as Local Planning Authority on 17 June 2025. The development shall only be carried out in accordance with these approved details.</i></p> <p><i>The development hereby approved shall not be occupied or used until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.</i></p>                                                                                                                                                                | Full Discharge                                        | Secured by Design Certificate prepared by Greater Manchester Police                                                                                                                                                                        |
| 22 | <p><b>Soil</b></p> <p><i>Any soils imported for use in the landscaped area shall be validated as suitable for use. Prior to occupation a post completion report shall be submitted for approval in writing by the City Council as Local Planning Authority.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Full Discharge                                        | <p>Email Correspondence from the Applicant (dated 27 August 2025), confirming there is no import of soil for use of landscaped area.</p> <p>Approved new planters will re-use soil from existing planters that area currently in-situ.</p> |
| 24 | <p><b>Local Labour Recruitment Report (Construction)</b></p> <p><i>(a) The development shall be carried out in accordance with the Construction Local Labour Proposal, prepared by Co-op Live stamped as received by the City Council, as Local Planning Authority, on the 2 June 2025. The approved document shall be implemented as part of the construction of the development.</i></p> <p><i>In this condition a Local Benefit Proposal means a document which includes:</i></p> <p><i>i) the measures proposed to recruit local people including apprenticeships</i></p> <p><i>ii) mechanisms for the implementation and delivery of the Local Benefit Proposal</i></p> <p><i>iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in</i></p> | Full discharge part (b), part (a) is compliance only. | Local Labour Recruitment Report prepared by the Applicant                                                                                                                                                                                  |

|    | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Partial or Full Discharge         | Supporting Information                                    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------|
|    | <p><i>achieving the objective of recruiting and supporting local labour objectives.</i></p> <p><i>(b) Within one month of the date of this permission, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                                           |
| 25 | <p><b>Local Labour Recruitment Report (Operation)</b></p> <p><i>(a) Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>The approved document shall be implemented as part of the occupation of the development. In this condition a Local Labour Proposal means a document which includes:</i></p> <p><i>i) the measures proposed to recruit local people including apprenticeships</i></p> <p><i>ii) mechanisms for the implementation and delivery of the Local Labour Proposal</i></p> <p><i>iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives (b).</i></p> <p><i>(b) Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.</i></p> | Partial discharge – part (a) only | Local Labour Recruitment Report prepared by the Applicant |

| Condition | Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Partial or Full Discharge                             | Supporting Information                                                                                                                                                                                                                                                                                                                                                |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28        | <p><b>Hard / Soft Landscaping</b></p> <p><i>(a) Notwithstanding the Design and Access Statement, prepared by Populous stamped as received by the City Council, as Local Planning Authority on 2 June 2025, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments including materials for hard landscaping, tree planting and a maintenance strategy for the green screen/walls shall be submitted to and approved in writing by the City Council as Local Planning authority. The submitted approved details shall be implemented and managed in accordance with the approved scheme thereafter.</i></p> <p><i>(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</i></p> | Full discharge part (a), part (b) is compliance only. | <p>Landscaping Material Schedule prepared by Better Green</p> <p>Artificial Lawn Specification Sheet prepared by Easigrass</p> <p>Maintenance Strategy (replanted trees) prepared by the Applicant</p> <p>Composite Decking Specification Sheet prepared by EPD</p> <p>Tree planting will be replanting existing trees onto new planter (re-using existing soil).</p> |

## Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14285917.

A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 3, 7, 15, 22, 24, 25, and 28, as outlined above.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is enclosed within a thin black rectangular border.

For Deloitte LLP

Encl.