

Statement on Transport

Project

Canalside, Co-op Live

Subject

[Subject]

Project no

[Project no]

Date

23 May 2025

Revision	Description	Issued by	Date	Approved (signature)
01	First Draft	DJ	27/05/25	CM

1 Introduction

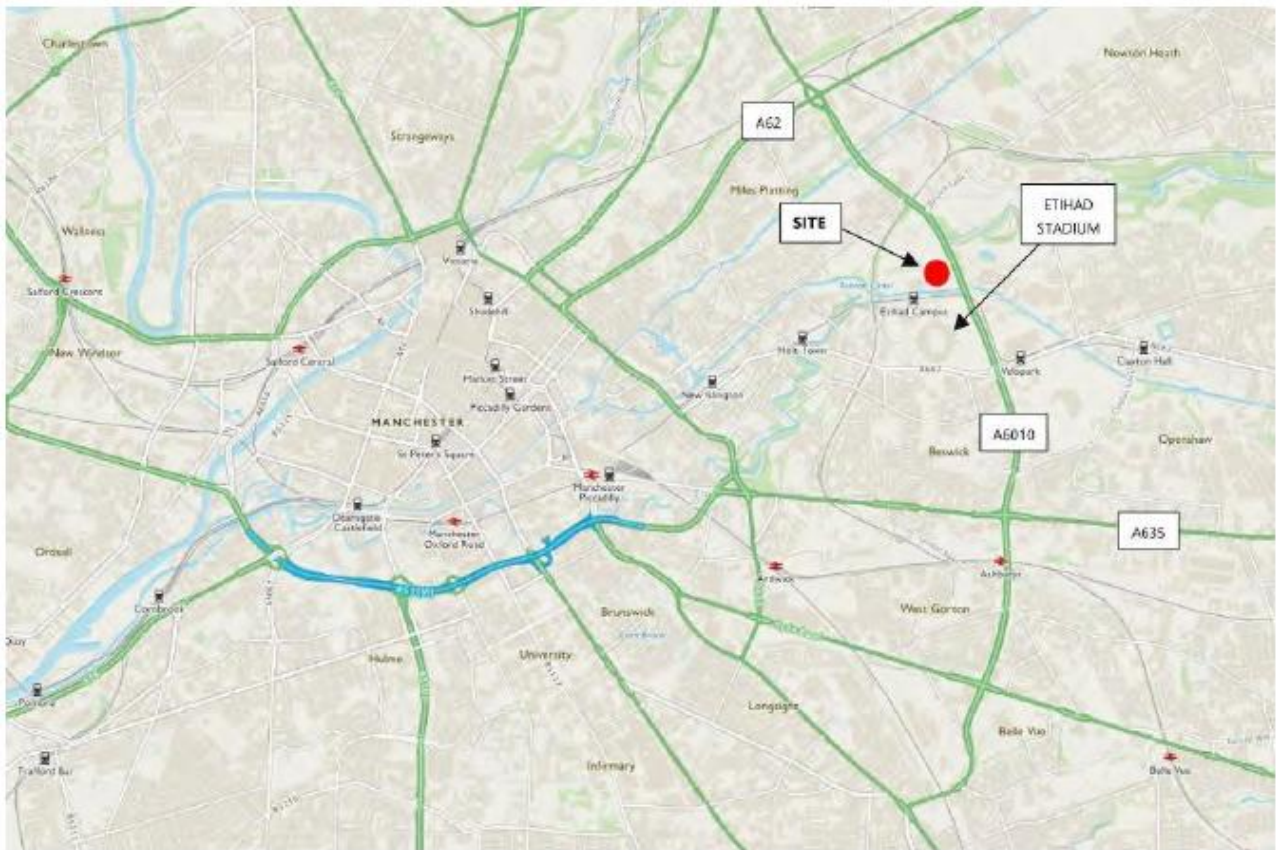
Buro Happold has been appointed by Oak View Group (OVG) to provide a ‘Statement on Transport’ to accompany the forthcoming planning application for the ‘Canalside’ (the ‘site’), located on the Co-op Live podium at the Etihad Campus, 1 Sportcity Way, Manchester M11 3DL.

Buro Happold was previously responsible for providing the transport deliverables for the 2020 Co-op Live planning application (ref 126431/FO/2020), notably the Transport Assessment with Addendum and Framework Travel Plan.

2 Site Location

The site comprises an area of hard landscaping and associated external stepped seating on the podium between Co-op Live and the Ashton Canal, and between Joe Mercer Way and Forge Lane Bridge at the Etihad Campus in East Manchester. It is located immediately north of the Etihad Stadium, Manchester City Football Club’s ground on the Etihad Campus.

The site location is shown in the following Figure, at a strategic level.



The site is shown edged in red in the following image of Co-op Live, taken from the Etihad Stadium, looking north across the Ashton Canal. As can be seen, the venue location is on the southern podium of the arena.



3 Development Overview

The following Section provides an overview of the proposed development in terms of its intended use and operational details.

3.1 Proposed Use

The 'Canalside' proposals comprise a two-story mixed-use commercial development providing ancillary F&B and retail space adjacent to Co-op Live.

The Proposed Development will provide new ancillary F&B and retail space, to principally support event day operations at the Co-op Live Arena. Further to this principal use, it will also be open outside of event days providing ancillary daytime coffee and pastries to accommodate Etihad Campus visitors throughout the week and will also be available for private hire / community use. The intention is to support the array of other uses at the Etihad Campus, and to provide a supporting offering for employees, visitors and the local community.

The venue would have a maximum capacity for 500 people at any one time.

The venue would complement the current design and operational delivery of Co-op Live, utilising Co-op Live's current services and facilities as required, given the proximity and location of Canalside. This will include, but is not limited to food and beverage support, toilet facilities, waste removal and maintenance.

The following images show visualisations of Canalside in the context of Co-op Live, demonstrating that it is in effect part of the same development that achieved planning consent in 2020.





3.2 Venue Operation

The principal use of Canalside would be to provide ancillary supporting F&B / retail uses for Co-op Live and the existing uses at the Etihad Campus. The opening hours and operational management strategy for the space reflect this.

On event days and match days, the lower-level canal side venue would always be available to ticket holders on event day at no additional cost. It is also the intention for the upper level to usually be available for no additional cost – but for a small number of events, this level could form part of an ‘upgraded’ experience at an additional cost – in a similar manner to some of the lounges within Co-op Live.

It will also be open throughout the week as a café to cater for visitors and staff at the Etihad Campus, including members of the local community. There will also be an option for private hire of the space (for non-music events) up to a maximum capacity of 500 people.

Both Co-op Live and Canalside will be capable of operating independently as stand-alone spaces and together as a joint event offering to customers, working to a set of operating modes set out in the operating schedule. The proposed schedule is shown in full at Appendix A to this note, and summarised as follows.

Operational Mode	Canalside Operation
Mode A	Open to public, no events at Co-op Live
Mode B1	Open to the public, event at Co-op Live. Canalside closed to public 3hrs before event but open to event ticket holders
Mode B2	Open to Co-op Live ticket holders only as and extension to South concourse
Mode C	Open for private event only
Mode D	Open during Etihad Stadium event, no events at Co-op Live
Mode E	Open for Community Event

3.3 Multi-Modal Access to Canalside

Fundamentally, access by visitors to Canalside by all transport modes, including servicing would be the same as for Co-op Live, which was robustly tested as part of the Co-op planning permission

The site is highly accessible by sustainable means, being well served by a range of public transport modes which includes Metrolink and multiple bus routes in close proximity to the site, additional shuttle buses available on major events and local rail at Ashburys Station.

In addition, to the west, Manchester Piccadilly station is approximately a 25 to 30-minute walk from the site, or an 8-minute journey time via direct Metrolink services.

There are also a number of park and ride locations with direct connectivity to the site via public transport and the site is well served by walking and cycling routes, which connect to adjoining community areas, public transport nodes and the city centre.

For those that choose to drive to Canalside, pre-booked car parking is available at the Etihad Campus; the number of spaces available at any one-time being dependant on what else is happening on the campus at the time.

Since the operation of Co-op Live, the following initiatives have been implemented to support this strategic vision:

- A free tram travel scheme provided to Co-op Live fans during the opening season highlighted the ease of accessibility by tram and public transport. Initial travel pattern monitoring has shown that fans are still choosing tram travel without the 'free' opening season offer.
- On a select number of events, a dedicated bus shuttle service has been implemented to transport up to 2,000 fans back to the city centre.
- A £4m investment into the Citylink walking route helped to encourage fans to walk to the Etihad Campus, through creating a safe, well-lit and monitored route enhanced by artwork, light installations and 'Instagrammable' moments.
- Regular communications with fans reiterating sustainable travel messages and the availability of a bespoke journey planning tool on the Co-op Live website.
- Provision of 240 new covered cycle parking spaces at the Etihad Campus, and further Beryl bikes installed.
- The use of geofencing taxi pick up areas and the proactive stewarding and marshalling of the pickup and drop off areas has limited vehicle congestion and disruption.
- Staff tram travel discount cards.
- Parking is provided for events only on a pre-booked basis, with effective ingress and egress operations.
- Co-op Live, working with MCC and MCFC, instigated a resident parking scheme in the local area before opening to protect the amenity of local residents, so no visitor parking is available on-street within proximity of Co-op Live.

In the first 6 months of operation, over 650,000 fans visited Co-op Live with 57% of fans saying they travelled sustainably, with 35% using the tram system. This is a significant positive modal shift from the fan intention survey undertaken prior to opening which suggested that 50% of people would drive to the venue, and only 15% of people would use the tram network.

All deliveries and servicing of Canalside will take place through Co-op Live, utilising current arrangements through the service yard on Sportcity Way. Movement between Co-op Live and Canalside will take place on the podium between the two venues at appropriate operating times.

The waste generated by Canalside will be absorbed into the current waste regimes of Co-op Live, including storage and disposal.

4 Summary of Transport Implications of Development

This Section provides a brief summary of the relevant transport implications of the use of the proposed Canalside venue.

4.1 Background

The 2020 Transport Assessment (TA) for Co-op Live considered a very much worse-case scenario in terms of the use of the arena and its associated transport impacts.

This worst-case was considered to occur on a neutral weekday evening when there were 'coincident events' at the Etihad Stadium and a maximum capacity concert event at Co-op Live. This operational scenario was anticipated to occur on only 10-15 occasions per year.

It also considered that Co-op Live would only operate at maximum 23,500 capacity some 4-times per year.

Furthermore it was acknowledged that when the Etihad Stadium was not in use, Co-op Live would generate less than half the transport demands generated by regular football and concert events currently held at the stadium.

Furthermore it is worth noting that the 2020 permission for Co-Op Live included various conditions related to its operation; including condition 13 which states: *"The arena capacity hereby approved shall not be used by more than 23,500 spectators at any time and there shall be no more than 15 arena events per year which take place at the same time as events at the Etihad Stadium (of which no more than 5 would coincide with the evening peak)." Co-op Live has operated in compliance with this condition since.*

4.2 Canalside Use on Event Days

The transport impacts of the worst-case and more typical operational scenarios of the Etihad and Co-op Live summarised above were assessed and then effectively approved through the planning application process.

The various tools for mitigation of event related transport impacts are now in operation, such as the Arena Travel Plan and the special/event operations plan.

The implications of the proposed use of Canalside in terms of this historic approved assessment of peak transport impacts are as follows.

On the worst-case coincident event days, at the peak time of travel demand for Etihad and Co-op Live, the attendance at Canalside will only be ticket holders for Co-op Live. Therefore the transport impact of the worst-case coincident event is materially the same as that assessed by the consented TA for Co-op Live.

On these occasions (Mode B in the operations plan), ingress / egress and evacuation of this space will fall within the existing coincidental events plan (Special Operational Measures) and therefore no further assessment of this or other operational scenarios is necessary or additional operational mitigation required.

Notwithstanding, it is also noted that the proposed use of Canalside on these coincident occasions is actually beneficial in terms of transport demand. The Co-op Live TA envisaged that its ancillary commercial uses, in the form of food and beverage and retail units and the quality of this offer proposed was such that it was expected that it would support staggered access and egress of people (i.e. people arriving early or staying on somewhat to enjoy the facilities and the occasion). This would help to smooth out people flows and the potential for congestion.

Co-op Live generally opens for GA patrons 2-hours prior to the main event being on stage; contractual obligations with promoters mean that OVG are not able to open internal spaces in the arena any earlier than this, as this would clash with sound checks and internal set up that is taking place at the same time, which require sterile spaces.

The operation of Canalside on coincident event days means that Co-op Live ticket holders could now use facilities on the arena site up to 3-hours prior to main doors open, thereby spreading the transport demands even more than was assessed by the Co-op Live TA, without adding unnecessary risk and impacting event operations.

A further benefit of the proposals is that on event days at the Etihad when there is no event at Co-op Live (Mode D in the operations plan), the Canalside can be opened to visitors 3.5hrs prior to kick-off. This would also serve to attract Etihad spectators into the campus earlier than they may do otherwise, which would then assist in reducing peak transport impacts of the Etihad on match-days.

4.3 Canalside Use on Non-Event Days

On days where there are no events at Co-op Live, Canalside could be used to host private or community events (Mode C and E in the operating schedule), between 08:00-22:00 on non-Co-op Live event days and 08:00-15:00 on Co-op Live event days.

The accessible location of Co-op Live in terms of access to public transport and active travel would serve to encourage people attending the new space to travel sustainably, minimising car trip generation.

By association, there must be sufficient capacity on the local public and active transport network to accommodate the additional demands arising from Canalside, as the peak demands generated by Co-op Live are absent at these times. For those who do choose to travel to the site by car, the existing parking provided within the wider site/campus sufficiently provides for this and no off-site parking impact is expected.

Use of Canalside on non-event days also further supports the Etihad Campus as a major visitor destination aligned with planning policy.

5 Conclusion

On consideration of the development proposals for Canalside and the assessment of transport implications of this as outlined in this statement on transport, it is concluded that the proposals are fully in accordance with prevailing transport policy guidance and that the proposals are appropriate for the location.

Appendix A: Canalside Operating Schedule

Operating Mode	Operating Mode Description	Further Operational Details
A	Canalside open to the public, no events and Co-op Live	Open to the public pending demand within the 8:00- 22:00 window of permitted time to activate on the podium.
B1	Canalside open to the public, event at Co-op Live	- Open to the public Monday – Friday, before event door time pending event - Open to event guests only 3 hours before door time (example 15:00 on most evening events) through to 30 minutes after main act on stage - Ticketed access control from 15:00 for event ticket holders (note: all non-ticket holding guests will be cleared of the area). Ticketed guests will use their designated entrance for entry into the event.
B2	Canalside open to event customers of Co-op Live as an extension to the South concourse	- Ticketed guests who are in the Co-op Live event can use Canalside as an extension to the South concourse with free flow access. Access along the podium will be sterile to facilitate concourse extension only. - Co-op Live standard operating procedures for event management remain
C	Canalside open for private event only	- Available 08:00-22:00 on non-Co-op Live event days and 08:00-15:00 on Co-op Live event days - Available during the event if the private hire are also ticket holders for the associated event occurring within Co-op Live.
D	Canalside open during Etihad Stadium event, no events at Co-op Live	- Open 3.5 hours prior to match kick off - Closing 30 minutes prior to kick off - Ticketed access control
E	Canalside open for Community Event	Available 08:00-22:00 on non-Co-op Live event days and 08:00-15:00 on Co-op Live event days.