



Planning Statement

Co-op Live Canalside Activation

May 2025

Contents

1.	Introduction	3
2.	Regeneration Context	8
3.	The Site and Surroundings	13
4.	Proposed Development	18
5.	Planning Assessment	26
6.	Public Benefits	46
7.	Conclusion	49

Executive Summary

This planning application seeks permission for "Canalside," a two-story mixed-use commercial development adjacent to Co-op Live at Manchester's Etihad Campus. This development will enhance the visitor experience by providing ancillary food and beverage and retail options, addressing unmet demand and encouraging longer stays on campus. The design, inspired by Co-op Live's aesthetic and Manchester's industrial heritage, incorporates sustainable materials and practices, including recycled shipping containers and integration with Co-op Live's existing waste management and renewable energy systems. The proposal prioritises accessibility and integrates seamlessly with existing Etihad Campus transport strategies, aiming to smooth peak travel flows and promote sustainable transport options. "Canalside" will also offer community benefits, including flexible space for local events and activities, contributing to the vibrancy of the area and creating new employment opportunities during both construction and operation. This application is supported by extensive pre-application consultation and a comprehensive suite of technical assessments, demonstrating alignment with Manchester's.

1. Introduction

- 1.1. This section introduces the proposals and summarises the structure of this Planning Statement.
- 1.2. This Planning Statement (the ‘Statement’) accompanies an application for Full Planning Permission for ‘Canalside’, a two-story mixed-use commercial development providing ancillary food and beverage (F&B) and retail space adjacent to Co-op Live at the Etihad Campus in East Manchester. The application is submitted to Manchester City Council (MCC) as the Local Planning Authority (LPA).
- 1.3. The Applicant is Eastlands Arena Limited (the ‘Applicant’).
- 1.4. The description of the Proposed Development as shown on the Application Form for Full Planning Permission is detailed below:

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

- 1.5. Accompanying the application for Planning Permission is an application for Consent to Display Advertisements. This covers signage proposals for four possible signage types, including LED displays and media screens, projectors, and light box signs, as described further in Section 4 of this Statement.
- 1.6. The term ‘Proposed Development’ used within this Statement refers to all stages of construction and operation of the development.
- 1.7. This Statement considers the Proposed Development in its strategic and local context and assesses its acceptability in the context of the Local Development Plan and other material considerations such as the National Planning Policy Framework (NPPF) and relevant guidance.

The Applicant

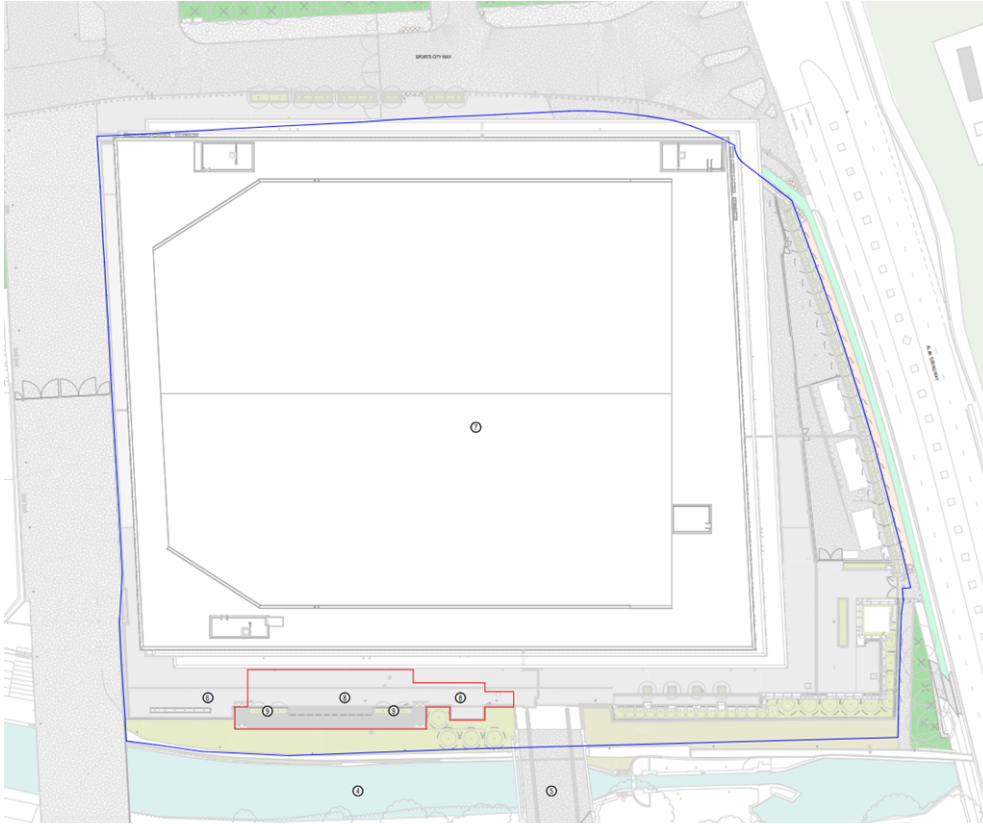
- 1.8. The Applicant is Eastlands Arena Limited, part of Oak View Group (OVG). OVG was founded in 2015 by Tim Leiweke and Irving Azoff, two of the live entertainment industry’s most influential executives.
- 1.9. OVG, a company committed to developing next-generation arenas that enhance the connection between artists and fans, invested £350 million in the creation of Co-op Live at the Etihad Campus in East Manchester. An estimated total turnover of £1.3 billion has been generated since 2021.
- 1.10. The arena opened in 2024 and is already recognised as one of the best and most sustainable arenas in Europe. It has since welcomed over 1 million visitors and has been awarded the “New Concert Venue of the Year (International)” at the prestigious 36th annual Pollstar Awards 2025, the leading celebration across the global live entertainment industry.

The Site

- 1.11. The Site is circa 0.067 hectares and 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.
- 1.12. The Site is within the Etihad Campus in East Manchester and is located within the Eastlands Strategic Regeneration Framework (2017) area, and the Ancoats and Beswick Ward.

- 1.13. It is within a highly accessible location near to the Etihad Campus Metrolink Stop and is well-served by public transport to and from Manchester City Centre and surrounding areas.
- 1.14. The Site is outlined in red on the Site Location Plan in Figure 1.1 below.

Figure 1.1 – Site Location Plan (Populous)



The Proposed Development

- 1.15. 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.
- 1.16. Further information about the Proposed Development can be found in Section 4 of this Statement.

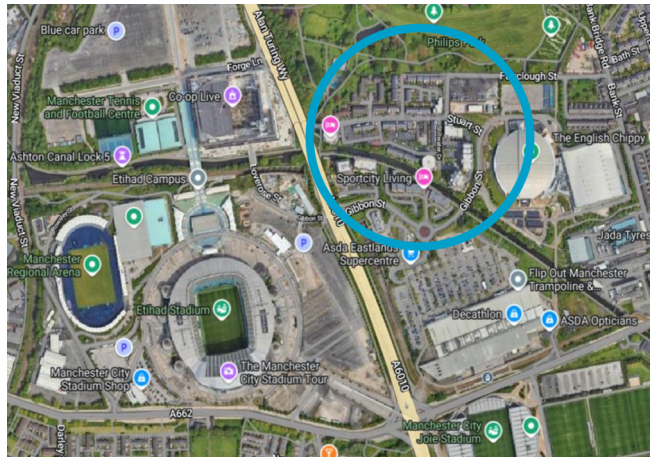
Pre-application Consultation

- 1.17. A pre-application meeting with Manchester City Council took place on 4 April 2025, during which initial designs and proposals were discussed with the Case Officer.
- 1.18. Engagement with Ward Councillors took place at the East Manchester Advisory Committee on 31 April 2025. This meeting was attended by the following Ward Councillors where the proposals were well received:
- **Ancoats & Beswick:** Cllr Alan Good, Cllr Chris Northwood and Cllr Irene Robinson
 - **Clayton & Openshaw:** Cllr Thomas Robinson, Cllr Sean McHale, and Cllr Donna Ludford; and

- **Miles Platting & Newton Heath:** Cllr Carmine Grimshaw and Cllr June Hitchen.

- 1.19. A briefing email was subsequently issued on 7 April 2025 to all Ward Councillors to provide further information about the application and the public exhibition event.
- 1.20. A public exhibition was then held on 10 April 2025 at Co-op Live. Notification of the exhibition and the forthcoming planning application was provided via several channels, including a leaflet drop to local residents within a defined area surrounding the Proposed Development site as shown in Figure 1.2 below.

Figure 1.2 – Leaflet drop area



- 1.21. Posters advertising the exhibition were also displayed in key community hubs, including local libraries, leisure centres, and notice boards at locations such as the Asda Eastlands Supercentre.
- 1.22. An email was also issued to individuals residing in postcodes M4, M11 and M40 who had opted into receiving project updates.
- 1.23. This multi-faceted approach ensured a comprehensive reach across the community, providing ample opportunities for residents to understand more about the proposals and to provide feedback.
- 1.24. 35 local residents attended the exhibition event to learn more about the proposals and speak to the Applicant. Feedback received was positive, with particular support for the community café space, suggesting that it would provide a facility which currently does not exist in the area. Suggestions were also received on how the space could be used by the local community, which the Applicant have confirmed that they will seek to support in operation, including hosting poetry sessions / spoken word workshops and providing a space for community yoga.
- 1.25. The Canal and River Trust also attended the exhibition and were pleased the design celebrated the canal and enjoyed the canal vista with its orientation. On 14 May the Applicant hosted regional and national Canal and River Trust colleagues including their Chief Executive and key directors, as well as their Board, chair and trustees. The team toured the venue and received a presentation on the new Canalside proposal, future Guitar Park proposals, and wider Campus developments. Overall, the reception was positive, and they welcomed the connection and importance of the canal running through the heart of this ever-evolving entertainment district.
- 1.26. A second pre-application meeting with MCC took place on 8 May 2025 in which updated design proposals were discussed with the Case Officer. Key changes included refinements to the staircase, removal of mesh cladding and soffit elements, and a focus on materiality echoing the arena's aesthetic.

Application Submission

- 1.27. In addition to this Statement, the Application is supported by the following documents, which have been compiled in line with MCC's validation requirements:

Document	Prepared by
Application Form and Notices	Deloitte LLP
Location Plan	Populous
Existing and Proposed Site Plans, Floorplans and Elevations	Populous and Better Green
Proposed Flexible Advertisement Plan	Populous
Planning Statement (including Statement of Consultation)	Deloitte LLP
Sustainability and Community Access Statement	Co-op Live
Blue and Green Infrastructure Statement	Deloitte LLP
Design and Access Statement, including Signage Strategy and Building and Site Lighting Scheme	Populous
Statement on Transport	Buro Happold
Noise Assessment (VAN-102859-EN-RP-0030 P03); Noise Management Plan (VAN-102859-XX-NMP-Y-3048 P03); and Scope of Works (VAN-102859-EA-SP-0031 P01).	Vanguardia Ltd
Waste and Servicing Strategy; and Waste Proforma	Co-op Live
Operating Plan	Co-op Live
Pedestrian Circulation Assessment	Movement Strategies
Lighting Impact Assessment (BRA-MEE-ZZ-ZZ-RP-EL-7001 P02)	ME Engineers
Crime Impact Statement; and Greater Manchester Police Correspondence	Greater Manchester Police
Ventilation, Extraction and Odour (CO-OP Ultra-vent Plus and Turbo Chef)	Invito
Detailed Construction Management Plan	Better Green Group

Construction Local Labour KPI Spreadsheet	Co-op Live
Heritage Statement	Deloitte LLP
Preliminary Ecological Appraisal	Helen Hamilton Ecology
Drainage Statement	Buro Happold

Structure of the Planning Statement

1.28. The remainder of this Statement is structured as follows:

- **Section 2** – Regeneration Context;
- **Section 3** – Site and Surroundings;
- **Section 4** – Proposed Development;
- **Section 5** – Planning Assessment;
- **Section 6** – Public Benefits; and
- **Section 7** - concludes by summarising the case for the grant of Planning Permission.

2. Regeneration Context

- 2.1. This section provides an overview of the strategic context within which the Proposed Development is brought forward, with reference to the documents which capture Manchester's strategic priorities with respect to the Site and the Proposed Development.

Regeneration Context

- 2.2. East Manchester has witnessed a remarkable transformation in the 20+ years since the Commonwealth Games were held at the City of Manchester Stadium (now the Etihad Stadium) in 2002. The Etihad Stadium now stands proudly as a beacon of community achievement and development. It is an economic engine for Manchester, for the benefit of the city region and nationally.
- 2.3. That transformation was led by MCC with the active support of the Government, NGBs, the private sector and Manchester City Football Club with its owners, City Football Group (CFG). Over £1bn of private sector investment has been made over the last 20 years, either directly by CFG, or through partner working with other private and public sector organisations.
- 2.4. In 2014 CFG invested £200m in the 80-acre redevelopment of the former Clayton Aniline Chemical Works, creating the City Football Academy – a youth development and first team training centre for men's and women's teams.
- 2.5. The Beswick Hub was also opened in 2014, comprised of:
- East Manchester Leisure Centre, part funded by CFG;
 - Connell Sixth Form College, both of which were built on 5.5 acres of land owned by CFG and with many of the College's sports courses benefiting from the use of Manchester City Football Club coaches and facilities; and,
 - Manchester Institute of Health & Performance (MIHP), founded by MCC, Sport England and CFG.
- 2.6. The South Stand of the Etihad Stadium was subsequently expanded in 2015, whilst the Co-op Live indoor arena, a 23,500-capacity live entertainment and sports arena, was granted Planning Permission in 2020 and opened in early 2024.
- 2.7. Planning Permission was then granted on 24 October 2023 (Ref. 136763/FO/2023) for the North Stand development, which comprises the expansion of the North Stand of the Etihad Stadium, erection of a hotel and a commercial building, including new Club Shop, Museum, Leisure Attraction and Workspace, and City Square fan zone. The development is currently under construction, with the first element (the North Stand) due to open in early 2026.
- 2.8. In addition to being the home of Manchester City Football Club, the Etihad Campus includes the National Cycling Centre, National Taekwondo Centre, National Squash Centre and the Manchester Tennis and Football Centre. It is home to a range of NGB's including England Basketball, England Lacrosse, GB Taekwondo, England Squash, Greater Sport, and Rugby Football League. As such, it is a unique sports and entertainment destination, like no other location.
- 2.9. The legacy from the success of the 2002 Commonwealth Games has significantly strengthened the City's elite talent base and established a strong reputation for sporting and live entertainment excellence at both the Etihad Campus and in Manchester more widely.

- 2.10. The Etihad Campus continues to develop on this critical role and has consistently been a major economic driver in its own right within the city region and national context. It is recognised in the Eastlands Regeneration Framework (ERF), that the Etihad Campus is a place to drive forward the development of a globally competitive sport, leisure and recreation offer.
- 2.11. The Etihad Campus forms a key part of the Regional Centre and its economic success is also key to the long-term success of the City Centre. Its future development is linked to continuing its achievement of being a world class entertainment district, anchored by the Stadium and a range of other sports, leisure and entertainment opportunities. Unique opportunities exist to develop its employment base and continue to support a visitor infrastructure to continue to meet these distinctive demands.

Co-op Live

- 2.12. On 23 Oct 2020, Planning Permission was granted for Co-op Live, a 23,500-capacity arena at the Etihad Campus (Ref. 126431/FO/2020, as amended 129267/NMC/2021, 133321/NMC/2022, 134134/NMC/2022, 139662/NMC/2024, and 139501/JO/2024).
- 2.13. The new arena delivers the 'best in class' artist and fan experience with the flexibility to hold multiple event types, in addition to large international touring shows, which enables Manchester to host a broader range of music, sports and entertainment events. It provides a major boost to the Etihad Campus and Manchester as a whole, as well as East Manchester's ongoing regeneration.
- 2.14. This arena represents a steadfast confidence in realising the shared vision to create a globally competitive entertainment district at the Etihad Campus, building upon football and sport as the Etihad Campus' natural anchor.
- 2.15. Since its 2024 launch, Co-op Live has become a major hub for pop culture events, hosting the 2024 MTV EMAs and welcoming over one million attendees in its first year. This success is reflected in an impressive 105 events, including 12 UK arena exclusives, featuring world-renowned artists such as Paul McCartney, Liam Gallagher, and Tate McCrae. Looking ahead, Co-op Live has a strong programme scheduled, with Billie Eilish booked for a three-night run this summer, amongst other exciting acts. The venue's ability to attract major events like the VMAs is key to its mission of bringing world-class entertainment to Manchester.
- 2.16. Co-op Live has solidified its position as a premier entertainment destination and diversified the pattern of uses at the Etihad Campus, exploiting the latent economic capacity of the Etihad Campus as a whole. In doing so, Co-op Live supports the destination role of the Etihad Campus and drives investment and job creation, not only for East Manchester but for the City and Greater Manchester. It significantly contributes to the delivery of a globally competitive sport, leisure and recreation offer at the Etihad Campus.
- 2.17. In June 2024, a Section 73 application was approved (ref. 139501/JO/2024) to amend Conditions 14 and 15, to achieve greater flexibility in the operation of Co-op Live Arena. The changes allowed for the main auditorium (bowl) and ancillary hospitality spaces to operate under separate hours and management protocols. While the maximum permitted hours for the auditorium have remained unchanged, the ancillary spaces have operated in accordance with a detailed strategy submitted by OVG, aligning with the approved Premises Licence. This strategy outlines proposed hours of operation, management procedures, and plans for both event and non-event days. Importantly, the acoustic performance of both the arena and ancillary spaces was assessed and deemed acceptable, ensuring minimal impact on the surrounding area.

- 2.18. Building on this success, OVG is dedicated to further investment at the Etihad Campus, playing their part in helping to deliver a world-class entertainment destination through ensuring the delivery of supporting ancillary uses.

Etihad Campus Sustainability Priorities

- 2.19. Prior to the planning application for Co-op Live being brought forward, the Etihad Campus Strategic Sustainability Framework (2020) was established which provides an over-arching direction for the development and stewardship of the Campus and the key principles for embedding sustainability into every aspect of it. It is the lead sustainability framework document for the Etihad Campus, acting as an umbrella for all other strategies and proposals and intended to cover the period to 2040.
- 2.20. The Framework's key principles provide a comprehensive analysis of the various elements which go to the heart of what a transformative zero carbon place should address, whilst embracing the opportunity to deliver locally inclusive, globally competitive economic growth. It supports the opportunity for the Campus to exemplify sustainable development and act as a pioneer for the whole of Manchester. This analysis is broader than the design of places and buildings, requiring positive behavioural shifts also.
- 2.21. All partners are expected to adopt these key principles, so that a positive contribution can be demonstrated to Manchester's Social Value Framework and Net Zero Carbon goals. As such, the Applicant is committed to adopting these key principles, evident in the delivery of Co-op Live: one of the most sustainable arenas in the world. These key principles are at the core of the Proposed Development.
- 2.22. Co-op Live was also brought forward following the establishment of an Etihad Campus Strategic Vision for Movement and Transport and the Etihad Campus Movement and Transport Strategy (Transport Assessment) (2020).
- 2.23. These documents identify further actions required to shift from "business as usual" to new and progressive ways of operation. These actions will respond to the changing demands and expectations required to underpin the long-term environmental sustainability and success of the Etihad Campus, as a place which supports the economic success of the wider City and the well-being of residents and communities in East Manchester.
- 2.24. 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.

2.25. 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.

Manchester City Council Strategic Context

2.26. Key documents and priorities that are relevant to the consideration of the proposals are set out below:

Inclusive Growth & Economic Opportunity:

2.27. Our Manchester Strategy 2025-35 emphasises inclusive economic growth, high-quality employment, and leveraging investment for community benefit. Proposals should demonstrate how they contribute to these goals.

Sustainability & Zero Carbon Transition:

2.28. Manchester's Climate Change Framework and the GMCA's Net Zero Guidance mandate sustainable practices. Proposals must align with these, showcasing energy efficiency, waste reduction, and a commitment to a zero-carbon future.

Health & Wellbeing:

2.29. Our Manchester Strategy and the Climate Change Framework highlight the importance of health and wellbeing. Proposals should consider how they contribute to a healthy environment, including access to green spaces and promoting active lifestyles.

Biodiversity & Green Spaces:

2.30. The Biodiversity Strategy and Great Outdoors Strategy underscore the importance of integrating nature. Proposals should demonstrate consideration for biodiversity, green infrastructure, and access to green spaces.

2.31. Additionally, proposals should consider:

- Integration with the surrounding community and contribution to their economic and social wellbeing.
- Minimising environmental impact and aligning with Manchester's sustainability goals.
- Enhancing the visitor experience and contributing to the vibrancy of the area.

Summary

2.32. The proposed development at the Etihad Campus aligns with Manchester's strategic vision for inclusive growth, sustainability, and enhanced wellbeing. Building on the legacy of the 2002 Commonwealth Games and significant investments, including the £200m City Football Academy and the successful Co-op Live arena, the Etihad Campus has become a world-class sports and entertainment destination. These proposals aim to further enhance this status by

delivering significant socio-economic benefits, including job creation, and boosting tourism, while prioritising sustainability and community integration. A detailed assessment of these public benefits is provided in Section 6. The proposals demonstrate a commitment to Manchester's Climate Change Framework and Net Zero Guidance, contributing to a vibrant and sustainable future for the city.

3. The Site and Surroundings

- 3.1. This Section includes a description of the Site, its context to the surrounding area and the Site's suitability for the Proposed Development.

Site Description

- 3.2. The application site (the Site) comprises 0.067 ha. of hard landscaping and associated stepped seating on the podium between Co-op Live and the Ashton Canal and between Joe Mercer Way and Forge Lane Bridge. This location offers attractive canal views and views towards the Etihad Stadium while benefiting from close proximity to the arena.
- 3.3. The Site currently comprises non-permeable concrete block paving, with timber decking to the external stepped seating area.
- 3.4. There are four trees located within planters adjacent to the canal external stepped seating.

Site Surroundings

- 3.5. Joe Mercer Way, located to the west, is an elevated pedestrian boulevard route to the Etihad Stadium, separating the Site from the adjacent Manchester Tennis and Football Centre located further to the west. It provides a key pedestrian route immediately north west of the Site, over the Metrolink line and the Ashton Canal towards Sportcity Way and the surface car parks to the north of the Etihad Campus and Co-op Live.
- 3.6. The Site is restricted to the south by the Ashton Canal, which comprises of towpath and cycle path routes linking the Site to Manchester City Centre, elsewhere in East Manchester and further afield in the other (eastwards) direction.
- 3.7. The Etihad Campus Metrolink Stop is located to the south of Ashton Canal, with the National Squash Centre further to the west.
- 3.8. The Etihad Stadium is located south of the Site and the Ashton Canal and comprises of a largescale football stadium used by Manchester City Football Club. The North Stand development (Ref. 136763/FO/2023), which includes an extension to the North Stand, a new hotel and commercial building and City Square, is currently under construction.
- 3.9. Alan Turing Way is located to the east of the Site and Co-op Live and comprises of a four lane boulevard with segregated cycle lanes.
- 3.10. To the east of Alan Turing Way is Philips Park, with Philips Park Cemetery located to the north of the Park and separated by the River Medlock.
- 3.11. The area to the east of Alan Turing Way is also characterised by a number of residential dwellings, with the National Cycling Centre and Eastlands District Centre, located further to the east and south-east respectively, adding a positive contrast to and supporting the clusters of sports and entertainment facilities in this area.
- 3.12. The Site is located within the Ancoats and Beswick Ward. The Clayton and Openshaw Ward is located to the east of the Site along Alan Turing Way, whilst the Miles Platting and Newton Heath Ward is located circa 500m to the north of the Site.

Site Specific Environmental Designations

3.13. Under the provisions of the MCC Proposals Map (2012), the Site is allocated to be within:

- Manchester City Centre; and
- The Regional Centre

Air Quality

3.14. The Site is outside of the Greater Manchester Air Quality Management Area (AQMA), referring to an area where air pollution levels are, or are likely to, exceed national air quality objectives.

Ecology

3.15. There are four existing trees within planters on the Site, which were planted recently as part of the landscaping scheme for Co-op Live.

3.16. The Site is not located within a statutory or non-statutory nature conservation site and no record of protected species have been found at the Site.

3.17. The Site has very limited value in terms of the existing biodiversity. The on-site habitat consists entirely of developed, sealed land classified as UKHAB code u1b, including two large planters (also u1b 846). Since u1b areas have a zero value in the Statutory Biodiversity Metric, no Biodiversity Net Gain is required. Even if the planters were considered as habitat, their combined area is less than the 5m x 5m (25 sq.m) de minimis threshold, further reinforcing the absence of a Biodiversity Net Gain requirement. Repurposing existing plants within the new development will largely maintain the current biodiversity on-site.

Flood Risk and Drainage

3.18. The Environment Agency Flood Map for the area indicates that the Site is located within Flood Zone 1 and is therefore at low risk of flooding.

3.19. Located adjacent to the Ashton Canal, the Site is located within a Canal Breach Hazard Zone B as identified in the Manchester, Salford, Trafford and Environment Agency Joint Strategic Flood Risk Assessment Statement (March 2010). The zones demarcate areas that could potentially be affected by flooding in the event of overtopping or breach of canal embankments.

Heritage

3.20. The Site is not within a Conservation Area and there are no Listed Buildings on the Site. However, as shown in Figure 3.1 below, there are six designated heritage assets, including 4 listed buildings and two registered gardens (Philips Park and Philips Park Cemetery) within a 300m radius of the Site.

3.21. The assets comprise of the following:

Listed Buildings:

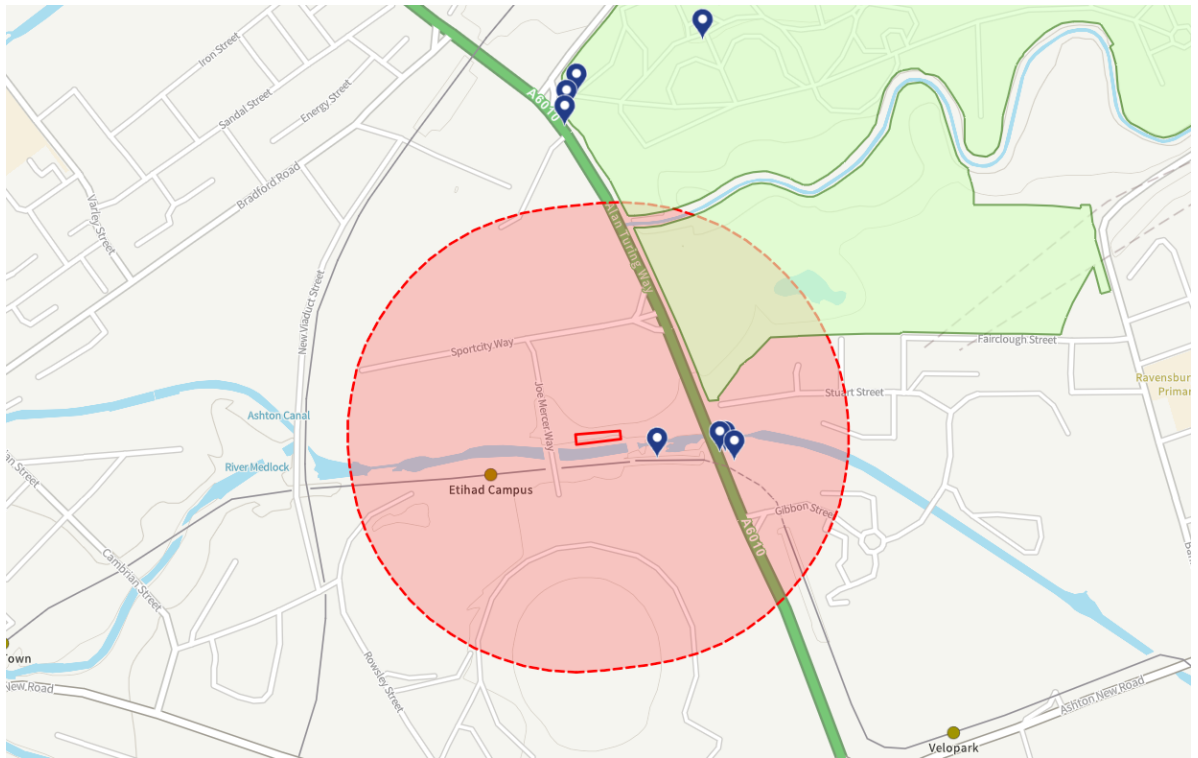
- Ashton Canal Lock Number 6 Immediately East of Forge Lane – Grade II;
- Ashton Canal Bridge Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7 – Grade II;
- Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge – Grade II;

- Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal – Grade II;

Registered Parks and Gardens:

- Philips Park – Grade II; and
- Philips Park Cemetery – Grade II

Figure 3.1: 300m radius of the Site with blue markers indicating heritage assets (Source: Historic England Map Search Tool, Accessed April 2025)



Archaeology

- 3.22. Previous archaeological investigations conducted as part of the original Co-op Live planning application (ref. 126431/FO/2020) confirmed the absence of any archaeological remains on the Site.

Ground Conditions and Coal Mining

- 3.23. Any previously identified ground contamination and risks associated with coal mining activity have been suitably mitigated as part of the Co-op Live planning application (ref. 126431/FO/2020).

Connectivity and Accessibility

- 3.24. Co-op Live is highly accessible by a variety of sustainable transport modes, including tram, train, bus, bicycle, and walking routes.

Public Transport

- 3.25. The Site is highly accessible by public transport with Metrolink, bus and heavy rail all serving it. Significant investment has been made in the Metrolink network since the 2002 Commonwealth Games, including the opening of the Etihad Campus Metrolink Stop in 2013, which has acted to further enhance the Etihad Campus as a sustainable destination.

- 3.26. The Etihad Campus Metrolink stop is located immediately to the north of the Site. The Metrolink stop is on the Ashton-under-Lyne to Eccles/MediaCityUK Metrolink line, which currently has a timetabled 12-minute frequency (i.e., five trams per hour) in both directions. These services call at key City Centre stops including Piccadilly (8 minutes from the Site), Piccadilly Gardens, St Peter's Square and Deansgate Castlefield. Interchange onto all other Metrolink lines is possible at these City Centre stops.
- 3.27. Three Park and Ride facilities are located on the line providing a total of 845 parking spaces at Ashton West (195 spaces), Ashton Moss (200 spaces) and Ladywell (450 spaces). Other Park and Ride facilities are located across the Metrolink network, providing a further total of over 2,300 spaces.
- 3.28. TfGM operates enhanced timetabled Metrolink services on match days and to serve other major events at the Etihad Campus. This enhanced service is tailored to the requirements of each event based on TfGM intelligence, previous experience and anticipated demand. Typically, it is intended to operate such that the service frequency is increased to every 6 minutes in each direction and trams operate as 'double units' (i.e. two connected tram units) (subject to vehicle availability) during the peak demand period before and after the event.
- 3.29. Multiple bus stops are also located within five minutes' walk of the Site. It is understood that Stagecoach currently operates enhanced services to serve football matches and other major events at the Etihad Campus on a commercial basis. This effectively increases bus frequencies along the existing Manchester to Ashton-under-Lyne 216 route for a period on these days.
- 3.30. Following events at the Stadium, a 'shuttle-bus' service is operated by Stagecoach to transport passengers into the City Centre, with services stopping in Piccadilly Gardens. This service is operated on a commercial basis and typically consists of 10-15 buses (subject to anticipated demand), which are boarded at a managed boarding point on Ashton New Road.
- 3.31. Other key transport interchanges can also be accessed on foot from the Etihad Campus. These include the following locations:
- Ashton Old Road bus corridor – approximately 900m south of the Etihad Campus – accessed directly along Alan Turing Way/Pottery Lane. Controlled crossing facilities are provided at the main junctions with Ashton New Road and Ashton Old Road.
 - Oldham Road bus corridor – approximately 1,100m north of the Etihad Campus – accessed directly along Alan Turing Way/Hulme Hall Lane. Controlled crossing facilities are provided at the main junctions with Bradford Road and Oldham Road.
 - Ashburys Station – approximately 1,100m south of the Etihad Campus – accessed directly along Alan Turing Way/Pottery Lane. Controlled crossing facilities are provided at the main junctions with Ashton New Road and Ashton Old Road.
 - Central Park Metrolink stop – approximately 2km north of the Etihad Campus - accessed along Briscoe Lane and Ten Acres Lane. This stop is on the Rochdale-East Didsbury line. Controlled crossing facilities are provided at the main junctions with Briscoe Lane and Oldham Road; and,
 - Queens Road Metrolink stop – approximately 2.5km north-west of the Etihad Campus - accessed along Hulme Hall Lane. This stop is on the Bury-Altrincham line. Controlled crossing facilities are provided at the main junctions along the route.
- 3.32. Active resilient partnerships are in place for the Etihad Campus to enable all Campus Stakeholders to work with city authorities and transport operators to holistically deliver further Transport and Movement improvements.

Active Transport

Walking Network

- 3.33. The Ashton Canal Towpath provides connections to the communities east and west of the Etihad Campus. Joe Mercer Way provides a grade-separated crossing of the canal itself to allow internal north-south movements within the Etihad Campus. To the west of the Etihad Campus, Philips Park Road/Rowsley Street and the City Link connection provides pedestrian connectivity over and under (respectively) the potential barrier to movement posed by the railway corridor.
- 3.34. In addition to the at-grade pedestrian crossings at the junction of Alan Turing Way/Ashton New Road, a pedestrian overbridge provides connectivity between the Etihad Campus, City Football Academy, and the communities to the south and east.
- 3.35. There are a number of alternative walking routes available from the city centre. The most direct route, known as the 'City Link' is via the A662 Pollard Street/Merrell Street/Ashton New Road. The 'City Link' was initially developed for the 2002 Commonwealth Games. This route is signposted between the Etihad Campus and the City Centre and is lit with footways on either side and controlled crossings at junctions with major roads of which there are only two (Carruthers Street and Every Street). A branch of this route connects from Every Street to the centre of the Etihad Campus via a traffic-free route.
- 3.36. Improvements to the Citylink walking route have been implemented through illuminated and non-illuminated artwork installations approved under applications 139256/AOH/2024 and 139236/FO/2024 with the aim to encourage people to walk to the Etihad Campus.
- 3.37. An alternative traffic-free walking route between the City Centre and the Etihad Campus is available via the Ashton Canal towpath. This route takes approximately 20-minutes to walk to the City Centre (as defined by Great Ancoats Street). This route passes beneath Great Ancoats Street alongside the canal.

Cycling network

- 3.38. National Cycle Route 60 runs adjacent to the Site along Alan Turing Way. This route starts in North Manchester and then runs along Queens Road/ Hulme Hall Lane/Alan Turing Way before joining the Ashton Canal east of Alan Turing Way and travelling south to join the Fallowfield Loop in South Manchester. Adjacent to the Site, the route is a combination of on-street segregated and unsegregated cycle lanes.
- 3.39. Regional Route 86 is a largely traffic-free route that runs east-west through the Site. It connects from Ducie Street within the City Centre and runs along the Ashton Canal towpath, through the Etihad Campus and then through Philips Park. A branch of this route runs south from the Etihad Campus, running alongside the River Medlock down to Ashton Old Road and Pin Mill Brow. There are also cycle lanes on Ashton New Road, from a point close to the entrance to the City Football Academy through to Holt Town. These lanes are on-street and not segregated from traffic.

Vehicle Accessibility

- 3.40. The Site is well situated to the 'A' road network, with onward connections to the strategic road network; namely the orbital M60 route to the east. The surrounding routes link the Site to the Strategic Road Network (M60), Manchester City Centre and the Inner Ring Road, with radial connections from the City Centre towards other regional destinations. The local area is also comprised of a number of residential areas, served by more lightly trafficked local distributor roads and access roads. Furthermore, there are commercial interests in the surrounding communities, including warehousing, industrial sites local shops and services.

4. Proposed Development

- 4.1. This section summarises the vision and key elements of the Proposed Development and should be read in conjunction with the submitted application drawings and Design and Access Statement.

Vision

- 4.2. In the first year of operation of Co-op Live, the Applicant identified unmet demand for on-site ancillary F&B and retail for visitors to use up to 3 hrs before event doors open (i.e. 5 hours before an event). This is aligned to event goers seeking to experience the Etihad Campus, as a unique destination, prior to attending an event. This demand cannot be met within the arena building due to operational management restrictions, such as sound checks, security protocols, and event set-up which mean it is not possible to open the F&B uses inside the Co-op Live arena prior to the doors opening 2 hours before an event.
- 4.3. The proposals seek to address this demand and aim to provide an ancillary F&B and retail destination separate from the footprint of the arena allowing for internal operations to not be impacted. The proposals are principally intended to support the existing uses at the Etihad Campus, including Co-op Live and the Etihad Stadium on event days. The offering will benefit from attractive waterside external seating that takes advantage of the wider Etihad Campus setting and activates the canal. As such, the proposals will positively support the ambition to continue to develop a nationally and internationally significant year-round leisure and entertainment visitor destination.
- 4.4. The proposals will support the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic.
- 4.5. Secondary to its principal use, it also offers the opportunity to provide a space for use outside of event days, providing ancillary amenities for visitors and staff at the Etihad Campus, and the local community. There will also be an option for private hire / community use of the space.
- 4.6. The proposed operational modes are summarised alongside the operational management procedures later in this Section.

Layout

- 4.7. The Proposed Development for 'Canalside', comprises a two-storey mixed-use commercial development providing ancillary F&B and retail space adjacent to Co-op Live at the Etihad Campus in East Manchester.
- 4.8. It is designed to function effectively with the Site and to support the needs of visitors to the Etihad Campus on event and non-event days. The various operational modes necessitate a design with inherent flexibility and adaptability, providing both sheltered and unsheltered areas, and places for circulation and seating whilst maximising space and functionality.
- 4.9. Split across two levels, access to the proposals is from the Co-op Live podium towards the centre of the Site, where visitors can either use the amenities provided on this ground floor level or access the floor above from either of the two staircases to the east and west of the building. Disabled access is provided by a lift to the east.

- 4.10. The ground floor comprises:
- Entrance and circulation space;
 - An F&B unit, with associated cold store, kitchen and cellar;
 - A small box bar;
 - Café / Bar unit; and
 - A merchandise store.
- 4.11. Dedicated toilet facilities are also located separately on the ground floor, ensuring accessibility for all visitors.
- 4.12. Level 1 is inherently flexible, comprising a number of different spaces, including a larger open plan space, to suit a range of operational modes, including seating, circulation and ancillary performance or community use. A terrace provides direct views of the canal and the Etihad Stadium.
- 4.13. Outdoor seating is a key feature of the design, with both levels extending out onto decked terraces. The lower terrace provides a casual space for enjoying refreshments and taking in the canal views. The upper terrace offers a more elevated experience, with seating arranged to maximise views and create a sense of openness. The integration of planting and landscaping throughout the terraces enhances the overall aesthetic.

Use and Amount

- 4.14. The proposal comprise a mixed-use commercial development with the following flexible uses:
- Class E(a): Merchandise Store;
 - Class E(b): Food and drink which is mostly consumed on the premises; and
 - Sui Generis (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, and (r) hot food takeaway.
- 4.15. The key parameters of the Proposed Development are outlined in table 4.1 below.

Table 4.1: key parameters of the Proposed Development:

Parameters for Development		
Site Area	0.067ha	
Floorspace	GIA	321m2
	GEA	532m2
Height	2 (Ground plus one storey)	
Uses	Use Classes E(a), E(b), and Sui Generis (p),(q), and (r)	
Maximum Capacity	500	

Form and Appearance

- 4.16. The buildability of any structure on the podium is restricted by the associated weight limitations in this area. As such, the Proposed Development comprises a structural base comprised of container units which meet this weight limitation. The use of recycled containers also further supports the Applicant's sustainability ambitions.

- 4.17. Whilst using recycled containers as a modular base, the design team have ensured the proposals deliver a bespoke and contemporary design which is both functional and echoes the stacked and staggered box aesthetic of the contemporary Co-op Live building adjacent.
- 4.18. Cladding is proposed to the top and bottom datums of the structure to provide a clean architectural finish which disguises the structure underneath and integrates effectively with glazing. Bespoke mesh cladding and a Rimex reflective soffit will also replicate the façade of Co-op Live to deliver a fully considered design that is cohesive and commensurate with the site and Co-op Live's aesthetic.
- 4.19. The design also incorporates features that allow for flexible operation, enabling the space to be fully enclosed and secured when not in use. Furthermore, the incorporation of covered areas, weather-resistant materials, and adaptable design elements ensures year-round usability, catering to different weather scenarios and seasons.

Accessibility

Access and Inclusion

- 4.20. Throughout design development, measures have been undertaken to ensure the principles of accessibility and inclusion have been incorporated within the design notably with reference to Part M of the Building Regulations, the Equality Act and other relevant regulations and standards. The following key access provisions have been incorporated within the design:
- Step free access from the podium around the ground floor of building and lift access to mezzanine level.
 - Provision of accessible WC facilities.

Access to Site

- 4.21. Pedestrian access to the Site will be from the Co-op Live podium level and will not affect the access arrangements for Co-op Live.
- 4.22. Crowd management operations during events will restrict access into the area to a limited number of people with tickets to Co-op Live or MCFC events.

Parking

- 4.23. The Etihad campus is already served by existing car and cycle parking facilities which will be available for use as per the existing arrangements for Co-op Live and during match/event days for the Etihad Stadium.

Waste and Servicing

- 4.24. Waste management at the Proposed Development will be fully integrated with Co-op Live's existing systems. Food waste will be collected in dedicated bins and processed through Co-op Live's facilities, while customer waste will be managed through on-site bins with recycling options.
- 4.25. Food preparation will primarily occur in Co-op Live's kitchens to minimise on-site waste generation. Deliveries and servicing will also be handled through Co-op Live's service yard. Cleanliness and pest control will be maintained by Co-op Live's teams. This integrated approach avoids the need for additional waste storage or servicing arrangements at the Proposed Development.

Public Realm

- 4.26. The proposals have been designed to effectively integrate with the existing public realm on the podium level at Co-op Live and makes effective use of the existing canal stepped seating to encourage greater use of this space and appreciation of the canal.

- 4.27. The Proposed Development integrates with its surroundings, especially the lower canal walkway, through a design that incorporates a central garden, climbing plants, and integrated planters. This soft landscaping enhances biodiversity and creates a more visually appealing and sensory-rich environment. Subtle lighting along the walkway improves safety and visibility, particularly during evening events. These features soften the impact of nearby infrastructure, transforming the area into a vibrant, welcoming green space that fosters biodiversity. Further planting details are available in the accompanying Design and Access Statement.
- 4.28. Four existing trees in planters on the site will be retained within the red line boundary. Measures will be taken to protect their health during relocation. The trees' final positions will be agreed upon with MCC as a planning condition.

Proposed Advertisement Screens

- 4.29. The proposed signage strategy incorporates four possible signage types, including LED displays and media screens, projectors, and light box signs, all designed to seamlessly integrate with the architecture of the Proposed Development and minimise environmental impact.
- 4.30. An application for Advertisement Consent is also submitted alongside this application. These advertisements are summarised below:
- **Signage Type 1 (West Elevation LED Screen):** One LED screen integrated into the western façade of the Proposed Development and displaying moving images.
 - **Signage Type 2 (North Elevation Moving Displays):** Two LED screens displaying moving content to the Level 1 area marked on the Flexible Signage Zone Plan, submitted in support of this application. The Applicant requests flexibility for potentially providing projectors in place of the LED screens with the final solution to be confirmed.
 - **Signage Type 3 (North Elevation TV screens):** Two TV screens are proposed to the Ground Floor of the North Elevation to display moving images.
 - **Signage Type 4 (Light box Fascia Signs):** Three light box signs to demarcate relevant areas of the Proposals.
- 4.31. For signage types 1 and 2, interim temporary solutions prior to the erection of the LED screen and/ or projectors are required. These are expected to comprise of temporary posters. The final details are proposed to be reserved by a condition for the temporary and permanent advertisement solutions. The table below represents the maximum parameters of any future signage.

Criteria	Details
Signage Type 1: Main Approach West Elevation Large Digital Display	
Plan Reference:	BGP040-99
No. of screens	1
Height from the ground to the base of the advertisement(s)	3.2m
The dimensions of the proposed advertisements (h x w x d) (m)	2.4 x 4.2 x 0.1

Criteria	Details
	The screen will be flush with the façade of the building, as per details within the Design Access statement.
The maximum height of any individual symbols and letters	2.4m
The colour of the text and background	Black panels. Colour of advertisement varies.
Material of the proposed sign	LED screens. When the screens are turned off, they will default to a black screen.
The maximum projection of the advertisement from the face of the building	0 – The screen will be flush with the facade
Internal / External Illumination	Internal
Illumination levels (cd/m)	300cd/m
Static or intermittent	Intermittent
Times of Use	The screens are likely to be in use between 8am and 11pm (in line with the HALO on the building), with increased activation during pre- and post-event.
Additional Info	The content of the screens will contain moving images. The screen contains an inbuilt lighting sensor that adjusts the brightness of the screen in line with levels detailed in the lighting impact assessment.
Signage Type 2: North Elevation Moving Displays	
Plan Reference:	BGP040-99
No. of screens	2
Height from the ground to the base of the advertisement(s)	3.2m
The dimensions of the proposed advertisements (h x w x d)	2.4 x 2.1 x 0.1
The maximum height of any individual symbols and letters	2.4
The colour of the text and background	Black panels. Colour of advertisement varies.
Material of the proposed sign	LED screens. When the screens are turned off they will default to a black screen.

Criteria	Details
	The Applicant requests flexibility for potentially providing projectors in place of the LED screens with the final solution to be confirmed.
The maximum projection of the advertisement from the face of the building	0.1m
Internal / External Illumination	Internal
Illumination levels (cd/m)	300cd/m
Static or intermittent	Intermittent
Times of Use	The screens are likely to be in use between 8am and 11pm (in line with the HALO on the building), with increased activation during pre- and post-event.
Additional Info	The content of the screens will contain moving images.
Signage Type 3: North Elevation Small Digital Displays	
Plan Reference:	BGP040-99
No. of screens	2
Height from the ground to the base of the advertisement(s)	1.2
The dimensions of the proposed advertisements (h x w x d)	1.27 x 0.85 x 0.1
The maximum height of any individual symbols and letters	1.27
The colour of the text and background	Black panels. Colour of advertisement varies.
Material of the proposed sign	LED screens. When the screens are turned off they will default to a black screen.
The maximum projection of the advertisement from the face of the building	0.1m
Internal / External Illumination	Internal
Illumination levels (cd/m)	300cd/m
Static or intermittent	Intermittent
Times of Use	The screens are likely to be in use between 8am and 11pm (in line with the HALO on the building), with increased activation during pre- and post-event.

Criteria	Details
Additional Info	The content of the screens will contain moving images.
Signage Type 4: Small light box signage	
Plan Reference:	BGP040-99
No. of screens	3
Height from the ground to the base of the advertisement(s)	2.6
The dimensions of the proposed advertisements (h x w x d)	17.5 x 100 x 10cm
The maximum height of any individual symbols and letters	10cm
The colour of the text and background	White background with Black text
Material of the proposed sign	Powercoated black metal work to the outsides. Illuminated section to be Acrylic. Lettering in vinyl.
The maximum projection of the advertisement from the face of the building	120cm
Internal / External Illumination	Internal
Illumination levels (cd/m)	300cd/m
Static or intermittent	Static
Times of Use	The screens are likely to be in use between 8am and 11pm (in line with the HALO on the building), with increased activation during pre- and post-event.

Lighting

- 4.32. The proposed Canalside development's lighting strategy prioritises minimising environmental impact while ensuring safety and functionality. Internally, low-energy LED downlights provide general illumination. Externally, lighting is strategically placed and designed to limit light spill, particularly towards the ecologically sensitive Ashton Canal. This includes downward-directed and shielded fixtures on the ground level overhangs, low-level LED strip lighting on stair treads, and high-level festoon lighting designed as a feature element.
- 4.33. The scheme incorporates existing lighting from the arena's podium and building but excludes the existing canal towpath lighting to isolate the impact of the new development. Calculations, using Dialux Evo software, demonstrate minimal light spill onto the canal (less than 1 lux average), deemed negligible. Furthermore, proposed LED media screens and / or projectors on the north and west elevations will be fully programmable and dimmable to comply with ILP guidelines, adhering to a maximum brightness of 300cd/m² in line with the E3 Environmental Zone designation. All lighting will utilise warm white LEDs with negligible

UV output, further minimising ecological disruption. Operational controls, including programmable dimming, will allow for fine-tuning throughout the evening to optimise lighting levels and further reduce any potential impact.

Operational Management

- 4.34. 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.
- 4.35. 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.
- 4.36. 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.
- 4.37. There will also be an option for private hire of the space (for non-music events) up to a maximum capacity of 500 people.
- 4.38. Private hired events can be defined as corporate gatherings, brand activations, and private parties, hired at a cost to the client, and not on an individual ticketed basis. This mode will support identified demand from Co-op Live and Etihad Campus partners and clients for external space overlooking the Campus. The ‘private hired events’ would therefore be intrinsically linked to the Etihad Campus. Ticketed concerts / events, where the primary purpose is to feature a musical artist or performance will not be permitted in this space – and therefore it will not be competing with the small / grass roots music venues elsewhere within the city.
- 4.39. For the avoidance of doubt, the earmarked performance space is an ancillary use to the main purpose of the Canalside development. Live music will be used in the space in the same way background music would be, with no publicly available tickets for live music events.
- 4.40. The proposed Canalside venue will operate in various modes, ranging from public access to private events and integration with Co-op Live arena activities. Operational management will leverage Co-op Live's existing infrastructure and services, including food and beverage, waste management, security, and maintenance. Dedicated event management plans, including noise control measures and emergency procedures, will be implemented for each operational mode.
- 4.41. Crowd management strategies, informed by detailed modelling, will ensure safe and efficient circulation, with capacity limits enforced through access control and monitoring. The venue will offer dedicated toilet facilities, supplemented by access to Co-op Live's concourse facilities when required. Deliveries and servicing will be managed through Co-op Live's existing arrangements. A strict no smoking and vaping policy will be enforced. Alcohol sales and consumption will be restricted to designated licensed areas within the venue.
- 4.42. The operational modes are provided in further detail in the Operating Plan, submitted in support of the application.

5. Planning Assessment

5.1. The following section sets out the Development Plan and Material Considerations and assesses the Proposed Development against these.

5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

Planning Framework

5.3. The Development Plan for the Site and Proposed Development is comprised of the following key documents. Additional documents and material considerations relevant for consideration are identified and assessed throughout this section.

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012) and Addendum (2024)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			
NATIONAL	National Planning Policy Framework (2024)	Planning Practice Guidance (PPG)	
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	
	Supplementary Planning Guidance	Design for Access (2003)	
	Regeneration Framework	Eastlands Regeneration Framework (2017)	

5.4. Other key Policy Documents and Material Considerations assessed within this section include:

- Town and Country Planning Act (1990)
- Manchester Climate Change Framework (2020 – 2025)
- Waste Storage and Collection Guidance Note (GD04) (2023)
- Design Guidance for Net Zero (2025)

5.5. The Proposed Development is assessed with reference to these documents in respect to the following relevant planning considerations:

- Principle of Development
- Design and Visual Amenity

- Architectural quality and Inclusive Design
- Heritage
- Crime and Security
- Climate change and sustainability
- Waste management
- Advertisements
- Environmental Considerations
 - Traffic and transport
 - Flood Risk and drainage
 - Ecology and biodiversity
 - Ground conditions and coal mining
 - Amenity Considerations
 - Air Quality
- Other Considerations
 - Construction management
 - Operational management
 - Socio-economic effects

Principle of Development

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JPStrat2: City Centre
 - JP-S1 Sustainable Development
 - JP-J1: Supporting Long-Term Economic Growth
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy EC3 – Regional Centre
- Core Strategy Policy EC7 - Eastlands Strategic Employment location
- Core Strategy Policy C9 - Out-of-centre development
- UDP Saved Policy EM11 - Sportcity

Material Considerations

- NPPF (2024)
 - Eastlands Regeneration Framework
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- 5.6. The Proposed Development delivers on the vision for the Etihad Campus as set out within UDP Saved Policy EM11, Core Strategy Policy EC7, and within the ERF (2017). Building on the significant progress to date including Co-op Live Arena, which is now operational, and the North Stand development, which is currently under construction, the Proposed Development enhances the Etihad Campus' reputation as a sports and leisure visitor destination of national significance, providing supplementary retail and F&B offerings that will act as a catalyst for the expansion of a year-round world-class sports and entertainment destination.
- 5.7. In the first year of operation of Co-op Live, the Applicant identified unmet demand for on-site ancillary F&B and retail for visitors to use up to 3 hours before event doors open. The principal use of the proposal is to serve events at the Etihad Campus and the opening hours and

operational management strategy for the space reflect this. A key element of the proposal is a merchandise store to further support this.

- 5.8. They will also offer a daytime cafe to accommodate Etihad Campus staff and visitors, including members of the local community throughout the week. There will be an option for private hire of the space, which would be intrinsically linked to the Etihad Campus.
- 5.9. Ticketed concerts / events, where the primary purpose is to feature a musical artist or performance will not be permitted in this space – and therefore it will not be competing with the small / grass roots music venues elsewhere within the city.
- 5.10. In relation to the Development Plan, the Proposed Development falls within the Regional Centre, as defined by Policy EC3 of the Manchester Core Strategy.
- 5.11. Policy EC3 states that: *“Proposals for other town centre uses will be assessed in accordance with policies C1 and C9, unless included in an allocation or the uses are ancillary to the main employment use.”* (underlining is our emphasis).
- 5.12. Core Strategy Policy EC7 states that the Eastlands Strategic Employment Location (within which the Site falls) is suitable for a major sports and leisure visitor destination with complementary commercial, retail and hotels. It goes on to state, with regards to the Collar Site that *“Developments that are predominantly tourism / leisure based, including hotels and food and drink will be appropriate together with ancillary retail required to support the principal uses.”*
- 5.13. UDP Policy EM11 further supports complementary commercial development and mixed-use development within the area, supported by excellent access to infrastructure, existing and proposed.
- 5.14. The Proposed Development provides ancillary uses to support Co-op Live and the other uses at the Etihad Campus and therefore does not trigger the assessment requirements set out in Core Strategy Policy C9 as it is less than 650sqm and located outside of the town centre. This role is consistent with the vision for the Regional Centre and Etihad Campus as set out within UDP Saved Policy EM11, Core Strategy Policies, EC3 and EC7, as well as within the ERF (2017): supporting the transformation of the Etihad Campus into a year-round entertainment and leisure destination through providing facilities for use for fans, visitors, and the local community to use on matchday and non-matchdays.
- 5.15. The Proposed Development will significantly improve the experience of fans, visitors, and local residents. It will help to create a destination that appeals to a broader audience on both event and non-event days through the provision of a wider amenity offering that cannot be delivered elsewhere.
- 5.16. On event days, the Proposed Development will support extended dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic. Equally, the broadening out of the F&B offering beyond event days is an important component of the emerging destination location of the Etihad Campus.
- 5.17. As such, the proposals will positively support the ambition to continue to develop a nationally and internationally significant year-round leisure and entertainment visitor destination.
- 5.18. It will deliver direct socio-economic benefits and value for the local community, Manchester, and Greater Manchester residents through the delivery of facilities for community use and further job opportunities both during the construction and operational phase. It will also

deliver further significant indirect benefits for the local community, Manchester and Greater Manchester communities supporting the wider regeneration of area.

- 5.19. The Proposed Development is therefore considered to be supported in-principle in adopted planning policy and other material considerations.

Design and Visual Amenity

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN3 – Heritage
- Core Strategy Policy EC7 – Eastlands Strategic Employment Location

Material considerations

- NPPF (2024)
- Eastlands Regeneration Framework (2017)
- MCC Guide to Development
- Design for Access 2 (2003)

Architectural Quality and Inclusive design

- 5.20. The Proposed Development comprises a high-quality design curated by Better Green and Populous, a highly experienced architecture practice and the architect who designed for Co-op Live. They are an established and world-renowned expert in designing sports and entertainment venues and ancillary uses.
- 5.21. The Proposed Development has been through significant and robust testing, including through engagement with the Local Planning Authority. The scale and massing of the Proposed Development provides a high-quality architectural response to the Site and historic context including nearby canal locks, the Applicant's brief, and the functional requirements, including the vision to increase activity along the canal frontage and appreciation of the City's blue assets.
- 5.22. The design seeks to complement the existing surroundings and the emerging context of East Manchester, responding sensitively to the Site's context and to the relevant policy and guidance, including Core Strategy Policy EN1, E7 and DM1, the vision and objectives of the NPPF, and the ERF.
- 5.23. Inspired by Manchester's shipping canal heritage, the Proposed Development utilises modular containers clad to complement Co-op Live's architectural style, creating a cohesive extension of the arena's public realm. The proposed façade and materials honour Manchester's industrial legacy, echoing Co-op Live's materiality with robust, tactile finishes that reflect the area's working heritage.
- 5.24. The Proposed Development is designed with acknowledgement that Co-op Live is a new major landmark for the district and an iconic Manchester building. The modern and bespoke aesthetic of the structures and overlapping box forms complement Co-op Live's architecture, creating a cohesive visual identity across the campus. This careful consideration of character and continuity extends to the material choices, with cladding and rimex soffits proposed to match the arena.
- 5.25. The architectural response provides a distinctive building form which responds to its prominent position within the Etihad Campus, is high quality, viable and durable.

- 5.26. A key aim of the proposals was to deliver greater activity overlooking the Ashton Canal and the wider Etihad Campus and the proposals respond through integrating into the existing public realm and creating more opportunities for sheltered use of the canalside space. Materials have been chosen to tie in with the existing landscape materiality at Co-op Live and therefore reflect the character of the local area. The inclusion of integrated planters softens the urban landscape, promoting biodiversity and a sense of wellbeing.
- 5.27. Furthermore, the design prioritises accessibility for all users, with level access and dedicated toilets, reflecting the principles of inclusivity and accessibility outlined in the NPPF and the Guide to Development in Manchester.
- 5.28. The quality of the proposed design and how this has responded to the local and city-wide context is explained in detail in the submitted Design and Access Statement.
- 5.29. It is therefore considered that the design and appearance of the Proposed Development is supported by policies set out within the Development Plan.

Heritage

Relevant policies and guidance:

Development Plan

- Core Strategy Policy CC9 – Design and Heritage
- Core Strategy Policy EN3 – Heritage
- Places for Everyone Policy JP-P2 - Heritage

 Other Planning Policy and Guidance

- NPPF (2024 Update)

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- 5.30. As detailed in Section 3, the Site is located within 300m of four listed buildings and two registered parks and gardens. Forge Lane bridge separates the Site from these assets. The Site is not located within a Conservation Area.
 - 5.31. The Proposed Development will not have a direct impact on a designated or non-designated heritage asset, either through its alteration or destruction.
 - 5.32. Nonetheless, a Heritage Statement is submitted in support of the application assessing the impact of the Proposed Development on the setting of the closest listed heritage assets.
 - 5.33. The assessment, based on desk research and site visits, focuses on designated heritage assets within a 300m radius, deemed a proportionate area of influence given the project's scale and local context. Four listed buildings associated with the Ashton Canal (Lock 6, Lock 7 with Roving Bridge, Lock Keeper's Cottage, and Mill Street Bridge) were assessed, while two registered parks (Philips Park and Philips Park Cemetery) were scoped out due to lack of intervisibility with the site.
 - 5.34. The assessment, made against three key viewpoints, concludes that the proposed development will not cause any harm to identified heritage assets.
 - 5.35. Notwithstanding that the assessment concludes no harm to identified heritage assets and therefore does not warrant an assessment against the heritage policy tests of the NPPF, Section 6 of this Statement concludes that there are considerable public benefits of the Proposed Development that would be a material consideration in the determination of the application.
 - 5.36. The development's design, incorporating elements that echo Co-op Live's aesthetic, is considered to integrate well with the existing context. Furthermore, the proposal is deemed to offer heritage benefits, such as enhanced setting along the canal towpath and potential for

increased use of Philips Park, and is compliant with relevant national and local planning policies. The proposals will also be located on top of the existing developed podium level, whilst there are no archaeological remains which will be impacted by the proposals.

- 5.37. As such, it is considered that the Proposed Development would not have an unacceptable impact on heritage, including archaeology and is supported by policies set out within the Development Plan.

Crime and Security

Relevant policies and guidance:

Development Plan

- Core Strategy Policy DM1 – Development Management
- Places for Everyone Policy JP-P1 Sustainable Places

Other Planning Policy and Guidance

- NPPF (2024)
- MCC Guide to Development

- 5.38. Core Strategy Policy DM1 outlines that all development should have regard to specific issues including community safety and crime prevention.
- 5.39. The Proposed Development has been designed in consultation with GMP which has had a direct impact on the security measures proposed. A Crime Impact Statement (CIS) has been prepared by GMP, who have identified a number of features of the Proposed Development that would make a positive contribution to the prevention of crime and fear of crime, these can be found in full within the CIS submitted in support of this application.
- 5.40. The CIS outlined a number of possible improvements to the scheme that should be considered for incorporation into the final design. The project team have subsequently revised the design to address any valid concerns.
- 5.41. Control and management of crowd flow is a key consideration of the Proposed Development for feelings of safety and security measures. Effective operational management protocols are detailed within the operational management section of this Planning Statement.
- 5.42. It is anticipated that a condition will be attached to any subsequent planning permission requiring secure by design accreditation.

Climate Change and Sustainability

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN8 – Adaption to Climate Change
- Core Strategy Policy EN9 – Green Infrastructure
- Places for Everyone Policy JP-S1 – Sustainable Development
- Places for Everyone Policy JP-S2 – Carbon and Energy
- Places for Everyone Policy JP-P1 – Sustainable Places

Other Planning Policy and Material Considerations

- NPPF Paragraph 136 (2024)
- Manchester City Council Climate Change Action Plan (2020-2025)
- Etihad Campus Strategic Sustainability Framework (2020)
- Greater Manchester Combined Authority Net Zero Guidance (2025)

- 5.43. As with Co-op Live's planet friendly ethos, the Proposed Development will echo Co-op Live's energy efficiency and low carbon design, continuing to help the Applicant deliver the most sustainable UK arena and one of the most sustainable arenas in the world. In response to MCC's declaration of a Climate Emergency and associated Zero Carbon Strategies, the Proposed Development responds to the over-arching direction for the development and stewardship of the Campus and the key principles for embedding sustainability into every aspect of it, as outlined within The Etihad Campus Strategic Sustainability Framework (2020).
- 5.44. Sustainable principles have therefore been the heart of the design development process. A fundamental objective of the proposals is to support increased dwell times at the Etihad Campus. The proposals will support the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic. In doing so, the proposals will help support the use of sustainable modes of transport to the Etihad Campus.
- 5.45. Based upon the above it is considered that the Proposed Development is highly sustainable from a transport perspective, limiting potential emissions generated from vehicular travel. This is in line with policy JP-S5: Clean Air within the recently adopted Places for Everyone (2024) plan which notes development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution.
- 5.46. Sustainability targets have been developed in response to local and national requirements as well as the applicants' aspirations to deliver a sustainable development in design, construction and operation.
- 5.47. The Proposed Development seeks to reduce embodied carbon impacts of development through the use of recycled shipping containers, that are non-perishable and can be easily adapted, or dismantled and recycled again, and are sourced locally from Liverpool. Recycled decking materials are also proposed.
- 5.48. It will be powered by Co-op Live's 100% renewable energy, rainwater will be harvested for irrigation, and low voltage LED lighting. It will also include opportunities for enhanced greenery and biodiversity. The Proposed Development's structure design prioritises integration with the surrounding environment, particularly the lower canal walkway. A central garden, climbing plants, and integrated planters introduce soft landscaping elements that enhance biodiversity and improve the overall visual and sensory experience.
- 5.49. Subtle, integrated lighting along the walkway enhances safety and visibility, especially during evening events. These features soften the impact of nearby infrastructure, transforming the area into a more welcoming and vibrant green space that contributes to increased biodiversity. Further details on planting and greenery are available in the DAS submitted alongside this application.
- 5.50. The Proposed Development's material palette prioritises sustainability, durability, and visual coherence. Key components include FSC-certified structural timber and composite wood flooring for responsible sourcing and longevity. All containers will be insulated for energy efficiency, complemented by low-voltage LED lighting throughout. These choices demonstrate a commitment to environmental responsibility and low operational impact, aligning with Core Strategy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) which notes all development must follow the energy hierarchy to reduce the need for energy.
- 5.51. In operation, the Proposed Development will follow Co-op Live's sustainability principals, including sourcing local food and drink, no single use plastics, re-useable cups, and zero waste direct to landfill.

- 5.52. Based upon the above it is considered that the Proposed Development is in line with both local and national policy in relation to climate change impacts.

Advertisements

Relevant policies and guidance:

Development Plan

- Core Strategy Policy DM1 – Development Management
- UDP Saved Policy DC15 - Advertisements, Hoardings and Posters

Other Planning Policy and Material Considerations

- Guide to Development Manchester (2007)
- Eastlands Regeneration Framework (2017)
- NPPF Paragraph 141 (2024)
- NPPG Paragraph 067, 068, 079
- National Design Guide (2021)

Appropriateness for Setting / Design

- 5.53. The Etihad Campus is a unique sports and entertainment destination in East Manchester and includes a number of key buildings, including Co-op Live, the Etihad Stadium, Manchester Regional Arena, National Squash Centre, and Manchester's Tennis and Football Centre.
- 5.54. There is already a precedent for advertisements and screens of this nature, as well as the proposed range of operational content, at the Etihad Campus, with the adjacent Co-op Live including three 9.5x33m LED screens integrated into the façade. These were accepted as an integral part of any major entertainment venue, which the Canalside proposals are intended to support.
- 5.55. The advertisements will display moving images, comprising of marketing and / or partnership, or sponsor imagery and will enable talent and culture in music and sports to be showcased to support the events taking place at the Etihad Campus.
- 5.56. The screens will assist in animating the fans arrival at the Etihad Campus and their experience at Co-op Live and the Proposed Development and will be inherently capable of being used in multiple ways during different parts of the day / night and throughout the week maintaining activation of the facades.
- 5.57. The high-quality design for the proposed advertisements will support the creation of a year-round vibrant and interactive Etihad Campus, that is both exciting and inviting to visitors and the local community. In doing so, the advertisements will help to create a stronger sense of identity, pride, and culture in East Manchester. Their presence will contribute to the overall vibrancy of the wider Etihad Campus. They will act as a catalyst to support the significant future development and regeneration potential of the Campus as identified in planning policy and successive versions of the Eastlands Regeneration Framework.
- 5.58. The advertisements are expertly designed and will blend seamlessly into the existing surroundings and will not be visible to neighbouring residential properties. The scale and design provide a cohesive design against the backdrop of Co-op Live and the building's top-box lighting and LED screens.
- 5.59. In consideration of relevant planning policy and guidance, particular consideration has been given to issues of design and visual amenity as well as highways safety as a result of the proposed advertisements. These considerations have influenced their proposed design and location.

Amenity

- 5.60. The advertisement proposals described in Section 4 of this Statement include for four possible signage types, including LED displays and media screens, projectors, and light box signs, all designed to seamlessly integrate with the architecture of the Proposed Development and minimise environmental impact.
- 5.61. The current proposals anticipate the inclusion of two TV monitor screens at ground floor level on the north elevation, three lightbox entrance signs, and three LED screens integrated into the Level 1 western and northern façade of the Proposed Development. The details contained in Section 4 of this Statement and within the Design and Access Statement and supporting plans reflect this. A Flexible Signage Zone plan is submitted in support of the application in acknowledgement that it is possible the final solution for Signage Type 2 will comprise of projectors in place of the LED screens. The final solution will be confirmed during determination of the application, however, the parameters detailed in Section 4 of this Statement are based on the expected and maximum parameters for future advertisements.
- 5.62. All advertisements will be illuminated and Signage Types 1, 2 and 3 will include for moving images.
- 5.63. The proposed advertisements on the North and Western elevations face away from neighbouring residential properties, local highways and the Metrolink. The surrounding Co-op Live building and nearby large-scale sports facilities, mean that any potential impact on nearby residential areas from their illumination will be mitigated by distance, and physical barriers including built form and vegetation.
- 5.64. Nonetheless, all advertisements are designed to be unobtrusive and controlled at a low level, in line with Manchester City Council's recommendations. The illumination of the screens will be no more than 300 cd/sqm in accordance with the Institute of Lighting professional's Professional Lighting Guide PLG05 [2014] '*The Brightness of Illuminated Advertisements*' and other mitigation measures including limited hours of operation are proposed to ensure light pollution is mitigated.

Safety

- 5.65. The proposed advertisements are located on the West and North elevations of the Proposed Development facing into the Etihad Campus and towards the Co-op Live building. As such, the proposed advertisements will not be visible to road or Metrolink users and will not adversely impact public safety.
- 5.66. The construction and installation of the design interventions will take place with reference to the latest best practices.
- 5.67. It is therefore considered that the design and nature of the proposed advertisements are suitable for the Site's setting and that amenity and highways safety will not be significantly adversely affected. The inclusion of the screens in the Proposed Development and the separate Application for Advertisement Consent therefore satisfies the requirements of planning policy in this respect.

Environmental Considerations

Traffic and Transport

Relevant policies and guidance:

Development Plan

- Core Strategy Policy T1 – Sustainable Transport
- Core Strategy Policy T2 – Accessible Areas of Opportunity and Needs

Relevant policies and guidance:

- Core Strategy Policy EC3 – The Regional Centre
- Core Strategy Policy EC5 – East Manchester
- Core Strategy Policy EC7 – Eastlands Strategic Employment Location
- Core Strategy Policy CC5 – Transport
- Core Strategy Policy DM1 – Development Management
- Places for Everyone Policy JP-C1 – An Integrated Network
- Places for Everyone Policy JP-C3 – Public Transport
- Places for Everyone Policy JP-C5 Streets for All
- Places for Everyone Policy JP-C6 – Walking and Cycling

Other Planning Policy and Guidance

- NPPF
- Eastlands Regeneration Framework (2017)
- City Centre Transport Strategy to 2040

- 5.68. The Proposed Development is brought forward in the context of a wider transport and movement strategy for the Etihad Campus. This strategy seeks to make better use of existing transport infrastructure and promote any additional trips generated to be undertaken by sustainable transport modes.
- 5.69. A series of transport initiatives have been implemented at the Etihad Campus aligned with the opening of Co-op Live, as detailed in Section 2. The 'Co-op Live Travel Plan - 6 Month Update' Report, prepared by the Applicant, is also submitted in support of this application and demonstrates that 57% of visitors use sustainable modes of transport to access the venue.
- 5.70. The Proposed Development aims to further improve access to the Etihad Campus by sustainable modes of transport as it directly supports the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic. In doing so, the proposals will help support the use of sustainable modes of transport to the Etihad Campus.
- 5.71. A Statement on Transport, prepared by Buro Happold, is submitted in support of this application. It demonstrates that the Site has excellent accessibility by a range of sustainable transport modes and its high levels of connectivity to the City Centre and adjoining communities. It concludes that on both arena event days and match days, it is expected that the proposed space would be used by the same population who are attending the event/match and therefore there would be no change in transport demands. The peak transport demands have already been assessed and the impacts and required mitigation has been accepted.
- 5.72. The development would encourage people to arrive at the arena earlier thereby flattening the peak arrival profile and having an overall beneficial impact on transport demands.
- 5.73. On days where there are no events at the arena/stadium, the accessible location of Co-op Live in terms of access to public transport and active travel would serve to encourage people using the new space for private/community events, or enjoying the day-to-day café facilities, to travel sustainably, minimising car trip generation.
- 5.74. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of traffic and transport, when taken as a whole.

Flood Risk and Drainage

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN17 – Water Quality

Other Planning Policy and Guidance

- NPPF (2024 Update) – Chapter 14
- PPS25

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- 5.75. The Site is approximately 0.067 hectares and is identified as being located within Flood Zone 1 which has a low risk of flooding. As the Site is below 0.5ha, a Flood Risk Assessment is not required. A Flood Risk Assessment was prepared for the Site in support of the Co-op Live planning application Ref. 126431/FO/2020. It states that the Ashton Canal bounds the site to the south, but it is a controlled water body with regulated flow, and therefore does not present a direct flood risk. It outlines a low risk for the overtopping of the Ashton Canal but that the site is located in Canal Breach Zone B, which is defined as a 'less likely breach location'. The probability of a breach is managed by continued maintenance by the respective canal owners.
- 5.76. A Drainage Statement has been prepared by Buro Happold and is submitted in support of this application. It outlines the options being explored in respect of the proposed drainage arrangements and how surface water has been considered as part of the proposals.
- 5.77. Based upon the above, it is considered that the Proposed Development is in accordance with relevant planning policy and guidance in respect of flood risk and drainage, when taken as a whole.

Ecology and Biodiversity

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN15 – Biodiversity and Geological Conservation
- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN17 – Water Quality
- Places for Everyone Policy JP-G2 – Green Infrastructure Network
- Places for Everyone Policy JP-G6 Urban Greenspace
- Places for Everyone Policy JP-G8 A net Enhancement of Biodiversity and Geodiversity

Other Planning Policy and Guidance

- Manchester's Green and Blue Infrastructure Strategy (2018 updated in 2022)
- NPPF (2024 Update) – Paragraph 187

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- 5.78. The Ecological Appraisal, prepared by Helen Hamilton Ecology, notes that the Proposed Development's ecological impact is minimal.
- 5.79. The Site, classified as developed land, contains no protected sites, habitats, or species, with the nearest Ashton Canal Site of Biological Importance (SBI) located 8m south and remaining unaffected.
- 5.80. A desk study, conducted using the MAGIC website, assessed the presence of protected sites and species within varying distances of the development site, supplemented by data from a previous 2023 report. A habitat survey, conducted on April 9, 2025, mapped on-site habitats according to the UKHAB system, compiled plant species lists, and assessed habitat condition based on the Statutory Biodiversity Metric. The survey also considered the presence of

protected species such as bats, nesting birds, and badgers, as well as invasive non-native species.

- 5.81. While bat records exist within 500m, the site lacks attractive habitats, and the development's lighting, using bat-friendly wavelengths and limited operational hours, is expected to offer a net benefit compared to the existing all-night lighting pillar. Noise impacts on bats using the canal are also considered negligible due to the limited duration of events, noise levels falling within acceptable limits at relevant distances, and recent research indicating minimal bat disturbance from similar noise sources.
- 5.82. Appropriate mitigation measures, in line with BS 42020, have been identified to ensure biodiversity is considered throughout the development and ensure any potential risk to biodiversity is minimised throughout. These include appropriate measures and consideration of lighting implications on the site.
- 5.83. The Environment Act 2021 mandates a minimum 10% biodiversity net gain (BNG) for most new developments, calculated using a standard metric. This involves assessing pre-development habitats and planned enhancements, aiming to balance development needs with environmental protection. Developers must either create new habitat or offset losses elsewhere, while still adhering to the established mitigation hierarchy. Exemptions apply to developments with minimal habitat impact (less than 25 square metres) or where the biodiversity value is already zero.
- 5.84. Classified as developed land (U1b), the site holds a zero-biodiversity value under the Statutory Biodiversity Metric, qualifying for a 'de minimis' exemption from BNG requirements. Existing planters are below the minimum habitat threshold, whilst their isolated nature, recent installation, and limited flora make their classification as formal habitat inappropriate. Furthermore, plans to reuse existing plants, including trees, within the new development will largely retain the current ecological value on-site.
- 5.85. Overall, the development poses minimal ecological effects, with a recommendation to reuse existing vegetation and incorporate wildlife-benefiting species further enhancing the site's ecological value.
- 5.86. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of ecology and biodiversity, when taken as a whole.

Ground Conditions and Coal Mining

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN18 – Contaminated Land and Ground Stability

Other Planning Policy and Guidance

- NPPF (2024 Update) Paragraph 196

- 5.87. Any previously identified ground contamination and risks associated with coal mining activity have been suitably mitigated as part of the Co-op Live planning application (ref. 126431/FO/2020).
- 5.88. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of ground conditions, when taken as a whole.

Amenity Considerations (Waste and Servicing, Ventilation, and Noise and Vibration)

- 5.89. Core Strategy Policy DM1 (Development Management) requires that all development should consider specific issues related to the nature of the development.

Noise

Relevant policies and guidance:

Development Plan

- Saved UDP Policy DC26.1 and DC26.5 – Development and Noise
- Core Strategy Policy DM1

Other Planning Policy and Guidance

NPPF (2024 Update) Paragraph 198

- 5.90. Saved UDP Policy DC26 Development and Noise outlines the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- the effect of new development proposals which are likely to be generators of noise; and
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.91. Core Strategy Policy C10 (Leisure and the Evening Economy) notes that development that supports the evening economy will be permitted on the basis that the proposals do not create an unacceptable impact on neighbouring uses in terms of noise and disturbance.
- 5.92. Noise surveys have been conducted to determine the pre-existing daytime and nighttime noise levels at and around the Site. It is expected that outside of the central performance space, smaller distributed loudspeakers are used to provide background music. Audio content from screens will be routed through the distributed audio systems. It is established that the dominant sound from the venue will be from the performance space. Architectural requirements have been provided to ensure the noise impact from the amplified music is minimised.
- 5.93. The assessment concludes that that the noise impact from the Proposed Development is unlikely to cause complaints. Predicted noise levels meet Manchester City Council guidelines. From the predictions it is expected that the low frequency (bass) elements of the music will drive the maximum levels. By reducing the low frequency (bass) it is expected that louder broadband levels will be able to be achieved. The balance between low frequency contour and overall level will be balanced during commissioning.
- 5.94. Any non-music noise shall be managed in accordance with Co-op Live Arena noise management policy.
- 5.95. Based upon the above the Proposed Development is considered to be in compliance with the Development Plan and NPPF with regards to Noise and Vibration, when taken as a whole.

Ventilation and Overheating

Relevant policies and guidance:

Development Plan

- Saved UDP Policy DC26 – Development and Noise
- Core Strategy Policy DM1 – Development Management

Other Planning Policy and Guidance

- Acoustic, Ventilation and Overheating Residential Guide (2020)
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- 5.96. A Strategy for Fumes, Vapours and Odours has been produced by Invito Catering by Design and submitted in support of this application. This report outlines the approach taken to mitigate impact from fumes, vapours and odours.
- 5.97. The Proposed Development's cooking equipment incorporates self-venting technology, eliminating the need for external ductwork and mitigating potential odour and vapour concerns.
- 5.98. Both the Rational UltraVent Plus and the Turbochef High Conveyor 1618 employ advanced filtration systems. The UltraVent Plus utilises a grease pre-filter and HEPA main filter to condense vapours, reduce fumes, and absorb lingering steam, even during high-emission cooking processes like grilling and frying.
- 5.99. The Turbochef High Conveyor 1618 features internal catalytic filtration to minimise smoke, grease, and odour emissions, demonstrated by its EPA 202 test results falling well below the ventless operation requirement.
- 5.100. This combined approach ensures that cooking emissions are effectively managed internally, minimising environmental impact and maintaining air quality around the canal-side development.
- 5.101. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of ventilation and overheating, when taken as a whole. This ensures that the Proposed Development is in compliance with Policy DM1.

Waste and Servicing

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN19 – Waste
- Places for Everyone Policy JP-C1 – An Integrated Network
- Places for Everyone Policy JP-S5 Clean Air

Other Planning Policy and Guidance

- Waste and Storage Collection Guidance Note (GD04)

- 5.102. MCC has prepared a Waste Storage and Collection Guidance Note (GD04) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 5.103. A Waste Management Strategy has been prepared by Co-op Live in support of this application. The Strategy sets out the approximate volume of waste generated by the Proposed Development including the main recycling waste streams and the number and type of bins needed.
- 5.104. The Proposed Development is considered an ancillary use to the previously approved Co-op Live Arena (ref: 126431/FO/2020). Subsequently, the waste and servicing strategies, approved under conditions 24 and 36 of that permission will continue to govern the Proposed Development. The existing strategies demonstrate adequate capacity for the proposed extension, ensuring seamless integration with the established waste management framework.
- 5.105. The monitoring of bin capacity, cleanliness, and the transfer of bins between the site and the bin stores will be managed by the on-site management team.
- 5.106. A comprehensive waste management strategy will be implemented to minimise waste generation and ensure efficient disposal. A detailed operational review confirms that the current centralised waste store has ample capacity to accommodate the anticipated

additional waste. This facility is equipped with Eurobins for segregated waste streams, compactors for various waste types, a cardboard baler, and secure storage areas.

- 5.107. Waste projections for the Canalside area are based on data from similar operations within Co-op Live, such as the Backstage Club, and incorporate both daily and peak event-related volumes. The existing system has sufficient buffer to manage the increased tonnage without requiring modifications to the infrastructure, while maintaining compliance with Manchester City Council regulations and internal sustainability targets.
- 5.108. The current waste management provider has confirmed that no routine increase in external waste collection frequency is expected. For major events, flexible arrangements for additional collections will be integrated into existing service agreements, ensuring continued compliance with local authority regulations.
- 5.109. The Canalside development will implement comprehensive waste segregation at the point of disposal, aligning with the 2025 Simpler Recycling reforms. Designated bins for dry recyclables, food waste, general waste, and other materials will be clearly marked and colour-coded to encourage correct disposal practices. Five triple-compartment bins will replace the current six single-compartment bins, increasing on-site capacity and reducing overflow risk.
- 5.110. Waste will be transferred manually to the central Co-op Live waste facility using wheeled Eurobins via designated internal and external routes. Transfers will occur after 2 PM daily to avoid peak activity periods and after the commencement of main events to minimise disruption and maintain safety. A designated contingency holding area at the East Podium provides additional flexibility during periods of restricted access or high demand.
- 5.111. Finally, the Proposed Development will not impact existing delivery and servicing arrangements. Food and beverage services and merchandise operations will simply be relocated into the new structure, utilising the existing integrated service delivery plan without generating additional trips or significantly altering current schedules.
- 5.112. Deliveries and servicing will be managed through Co-op Live's service yard, minimising disruption. Security and crowd management strategies, including capacity control and crowd modelling, are integrated with Co-op Live's existing plans and procedures, ensuring safe operation across all modes.
- 5.113. Based upon the above it is considered that the Proposed Development is in line with both local and national policy in relation to waste and servicing.

Air Quality

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN16 – Air Quality

Other Planning Policy and Guidance

- Manchester's Guide to Development SPD
- NPPG

- 5.114. The Site is located outside of an Air Quality Management Area. The construction methods have been specifically chosen to reduce construction impacts and comprise non-intrusive construction methods through the use of recycled shipping containers.
- 5.115. Based upon the above, it is considered that the Proposed Development is in accordance with relevant planning policy and guidance in respect of air quality, when taken as a whole.

Other Considerations

Construction Management

Relevant policies and guidance:

Development Plan

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy SP1 – Spatial Principles

- 5.116. A Detailed Construction Management Plan, prepared by Better green, is submitted in support of this application and has been prepared in compliance with the duties laid out in Regulation 12 of the Construction (Design and Management) Regulations 2015 (CDM 2015), and the guidance in appendix 3 of the regulations and in response to MCC Validation Checklist.
- 5.117. It sets out best practise for the construction and demolition processes to minimise the impact on residential amenity and the surrounding area in line with Core Strategy Policy DM1.
- 5.118. The site benefits from excellent proximity to existing public and active travel infrastructure and site workers will be encouraged to use these to access the Site where possible. Where this is not possible, contractors will be able to park within the existing car parking spaces at the Etihad campus. Deliveries to site will access the Canalside via Joe Mercer Way. All deliveries will be notified to Co-op and booked in with their traffic management team. All deliveries will be escorted by a qualified banksman.
- 5.119. To ensure the health and safety of all personnel and minimise disruption, the Construction Management Plan outlines a comprehensive approach encompassing several key areas. Firstly, rigorous risk assessments and method statements will be developed and regularly reviewed for all tasks, with permit-to-work systems implemented for high-risk activities. A qualified Site Supervisor will be on-site at all times to enforce adherence to safety protocols by all trained personnel, including vetted subcontractors.
- 5.120. Emergency procedures and first aid provisions will be readily available. Secondly, disruption will be mitigated through controlled site access and designated delivery routes, managed via Co-op Live's existing systems. Noise levels will be carefully managed, with restrictions on noisy works during events.
- 5.121. Waste will be efficiently removed using Co-op Live's established systems, with recycling prioritised. Finally, a proactive communication plan will ensure the local community is kept informed, addressing any concerns and fostering a collaborative approach.
- 5.122. Site operating hours will adhere with MCC's 'Environmental Protection Information for Developers' which shall be as follows:
- Monday – Friday 07:30 – 18:00 hrs
 - Saturday – 08:30 – 14:00
 - Sunday / Bank Holidays – No works permitted
- 5.123. Noise will be controlled through several measures. Noisy works will be restricted to between 09:00 and 17:00. Noise suppression barriers will be employed where necessary, and all staff will be provided with appropriate PPE. A designated site manager will monitor noise levels throughout the project.

Operational Management

Relevant policies and guidance:

Development Plan

Relevant policies and guidance:

- Core Strategy Policy DM1 – Development Management

- 5.124. An Operating Plan has been prepared by Co-op Live and provides an initial framework for the operation of the Proposed Development.
- 5.125. As the Proposed Development's is considered an ancillary use to the existing Co-op Live Arena, its operational management strategy prioritises integration with the existing Co-op Live arena, leveraging shared services and facilities for efficiency and minimising environmental impact.

Operational Modes

- 5.126. Operation will take place under various modes, accommodating public access, Co-op Live event days, private events, and Etihad Stadium fan zones, with detailed procedures outlined in the Co-op Live Event General Management Instructions (EGI). Please see details of the operating modes below:

Table 5.1: Proposed Development operational modes.

Mode	Title	Operating times and details
A	Open to the public, no events at Co-op Live	Open to the public Monday – Friday, 08:00-22:00.
B1	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.
B2	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	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.
D	Open during Etihad Stadium event (fan zone), 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.

5.127. For general public access (Mode A), no specific event management plan is required. However, for private events and when used as a fan zone (Modes C & D), a dedicated Event Group Instruction (EGI) will be created and an assigned event manager appointed. This EGI acts as the central communication point and single source of truth for all operational details, made available in advance of the event. The EGI will encompass a range of information, including but not limited to:

- Capacity and access control
- Operating times
- F&B offering including alcohol sales
- Security and stewarding deployment and approach
- Coinciding events at campus venues
- Responsible persons and key stakeholders on duty
- Medical deployment

5.128. Even during coincidental events—Etihad Stadium and Co-op Live events occurring simultaneously—the Proposed Development’s operating schedule remains unchanged. When it is open during Co-op Live events (Mode B), entry, exit, and evacuation procedures are governed by the existing Coincidental Events Plan (Special Operational Measures). As attendance during these times will consist of Co-op Live ticket holders, the overall crowd movement impact upon leaving the podium footprint is expected to remain consistent.

Noise

5.129. In order to mitigate any adverse impacts upon local residents due to noise, the Proposed Development will operate under the following noise principles:

- No Amplified music after 22:00
- Music and speaker placement facing inwards and away from residents / local facilities
- Fan dispersal plan to replicate the main arena, ensuring ‘be a good neighbour’ approach adopted
- Noise monitoring as required
- Residents number available to report concerns

Safety and Security

5.130. Due to the Proposed Development’s proximity to the Co-op Live Arena, it will be incorporated into existing security oversight, including CCTV, patrols and vigilance regimes. The submitted Operating Plan provides further information on the security arrangements under each operating mode.

Socio Economic

Relevant policies and guidance:

Development Plan

- Core Strategy Policy CC1 – Primary Development Focus: City Centre and Fringe
 - Core Strategy Policy CC5 – Transport
 - Core Strategy Policy C10 – A Place for Everyone
 - Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
-

Employment and education

- 5.131. It is estimated that the Proposed Development will lead to 11 Full Time Equivalent (FTE) construction workers throughout the construction period. This employment could be expected to include a broad range of job-types and occupations, both on-Site as well as off-Site (i.e. both direct and indirect / supply chain employment). A number of these jobs could be expected to be filled by residents of Manchester and who may currently be unemployed.
- 5.132. It is estimated that the Proposed Development will support up to 11 net FTEs once completed and fully operational.
- 5.133. The proposals will adhere to the Applicants local labour commitments under the S106 Agreement Community Operations Plan. This aims to secure opportunities for career and employment of local people.

Visitor Expenditure

- 5.134. The Proposed Development aims to enhance the visitor experience within the Etihad Campus and provide amenities for the surrounding community, leading to increased visitor spending. By offering attractive food and beverage options, retail opportunities. This increased spending will primarily benefit businesses within the campus and its immediate vicinity, contributing to its economic vitality.
- 5.135. The canal-side location will also create a new destination within the campus, attracting additional footfall and generating economic activity that complements, rather than competes with, existing businesses in the wider city centre. This focus on enhancing the on-site experience will provide benefits for both visitors and the local community.

Social Impact

- 5.136. The proposed development offers a range of social benefits for both the local and wider community. The flexible, multi-use space provides a valuable community asset, hosting a variety of activities from health and wellness initiatives to cultural events and community meetings. This creates opportunities for social interaction, skill development, and community engagement, fostering a stronger sense of belonging and improving overall well-being.
- 5.137. The sustainability and Community Access Statement submitted in support of this application outlines examples of how the Proposed Development can benefit the local community outside of event days. This includes:
- Opportunities to hire the space for community activity, including space for social prescribing or health outreach activity e.g. sunrise yoga classes, knit and natter, cancer screenings, coffee mornings, and post Parkrun coffee clubs.
 - Community meetings, including local consultations, general resident meetings, social events, skill enhancement, digital inclusion training, and charity/fund-raising events as part of a regular programme of engagement and 'open house' free activations.
 - Culture and creative events, including local artwork exhibitions or local maker events, creative workshops, talks and skill development art classes.
- 5.138. The development also provides an attractive canal-side destination for residents and visitors to enjoy. By activating this previously underutilised area, the project contributes to the vibrancy and vitality of the neighbourhood, creating a more welcoming and inclusive environment for all. Furthermore, the commitment to sustainable design and operation

reflects a broader social responsibility, promoting environmental awareness and contributing to a healthier, more sustainable future for the community.

6. Public Benefits

This section sets out the economic, social and environmental benefits of the Proposed Development.

Public Benefits	Assessment
Economic	
Support the Etihad Campus as a world class sports and live entertainment destination	The Proposed Development will provide new ancillary F&B and retail space, to principally support event day operations at the heart of the Etihad Campus, between Co-op Live and the Etihad Stadium. Further to its principal use on event days, the Proposed Development is also proposed to be open outside of event days providing daytime coffee and pastries to accommodate Etihad Campus visitors throughout the week to support the array of other uses at the Etihad Campus, and to provide an offering for visitors to the Etihad Campus and the local community. It will therefore support the ongoing success and development of the Etihad Campus as a world class sports and live entertainment destination, which will deliver direct socio-economic benefits and value for the local community, including further job opportunities both during the construction and operational phase.
Support employment opportunities	Employment opportunities will be created during both construction and operation phases, including opportunities to encourage and develop skills, internships and apprenticeships among the varied and specialised trade contractors during the construction phase. 11 jobs will be created and / or maintained during the construction period and a further 11 jobs will be supported during operation. The proposals will adhere to the Applicants local labour commitments under the S106 Agreement Community Operations Plan, supporting opportunities for career and employment of local people.
A viable use of a brownfield site	Places for Everyone reinforces the ambition to bring forward brownfield land for development. The Proposed Development ensure the most efficient use for this brownfield site. Furthermore, it enhances the appeal of the Etihad Campus as a destination, encouraging further investment into the surrounding areas of brownfield land.
Environmental	
Encourage use of sustainable modes of transport	The Proposed Development will support the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic. In doing so, the proposals will help to encourage the use of sustainable modes of transport through making it a quicker and more attractive option.

Making effective use of hard landscaped area and encouraging greater interaction with the Ashton Canal	The Proposed Development will make effective use of a hard landscaped area, through providing new uses and sheltered seating. The proposal will encourage greater interaction with, and appreciation for, the Ashton Canal and appreciation of the nearby Listed heritage assets, including canal locks. This proximity to the water will enable visitors to appreciate the canal and views across the Etihad Campus, fostering a sense of community and creating a more engaging and inclusive environment.
Encouraging the use of Ashton Canal Towpath	Through increasing activity and overlooking onto the Ashton Canal and associated towpath, the Proposed Development will act to promote the towpath as an active option for getting to and from the Etihad Campus. The greater activity overlooking the towpath will also make this a safer and more attractive offer. It also provides the potential for increased use of Philips Park, a registered park and garden.
Sustainable development	As with Co-op Live's planet friendly ethos, the Proposed Development will echo the Applicant's energy efficiency and low carbon design delivered at Co-op Live, continuing to support it as the most sustainable UK arena and one of the most sustainable arenas in the world. The Proposed Development will be powered by Co-op Live's 100% renewable energy, rainwater harvesting for irrigation, the bulk of the structure will be made from recycled containers providing a sustainable end use, recycled decking as well as energy efficient and noise reducing insulation, LED lighting, and greenery. The construction method has a 40% CO2 emissions reduction against a building made from traditional bricks, concrete and tiled roof. The Proposed Development will also follow Co-op Live's principals on local food and drink, no single use plastic, re-useable cups, zero waste direct to landfill.
Social	
Provides new opportunities for community use	Significant social benefits to the East Manchester area will be created, contributing to the Campus' strategic regeneration plan by creating a new 'entertainment neighbourhood'. A flexible community space will be able to host health and wellbeing initiatives, addressing local health disparities, and offer free community uses such as meeting space for groups like residents' associations and the Women's Institute. This space will also function as a cultural hub, hosting art exhibitions, maker markets, creative workshops, and performances, supporting emerging talent and providing a platform for local artists. A proposed shop/bar/cafe and mini-event space will further enhance the sense of place, while public realm improvements, including a Guitar Park and additional seating near the canal, will provide passive recreation opportunities, extend the CityLink walking route, and enhance dwell time for visitors and the local community.
High-quality architecture	Good architecture will attract people, create a destination and contribute towards presenting a true identity within an area. The Proposed Development has been designed to effectively complement the existing Co-op Live building, which is a new landmark piece of architecture in Manchester.

Creating a sense of place	This proximity to the water encourages visitors to linger, enjoy refreshments, and appreciate the canal views, transforming a passive thoroughfare into a dynamic social space. By blurring the lines between the arena, the Canalside development, and the canal walkway, the proposal fosters a sense of community and creates a more engaging and inclusive public realm experience. Well-designed places provide extensive public benefits as they are where people feel safe, included and at home, therefore improving wellbeing. They are where local residents can feel a sense of social identity and civic pride, where they are encouraged to interact with their neighbours in ways that help to strengthen the community. In such places, there are, in turn, benefits to people's health, prosperity, good will, morale and self-esteem.
Accessibility	The Proposed Development has been designed to be accessible to all users including those whose mobility is impaired.

7. Conclusion

- 7.1. This Statement accompanies an application for Full Planning Permission for 'Canalside', a two-story mixed-use commercial development providing ancillary F&B and retail space adjacent to Co-op Live at the Etihad Campus in East Manchester. The application is submitted to MCC as the LPA.
- 7.2. The Applicant is Eastlands Arena Limited (the 'Applicant').
- 7.3. The Site comprises 0.067 hectares of hard landscaping and stepped seating located on the podium between Co-op Live and the Ashton Canal, and between Joe Mercer Way and Forge Lane Bridge. It currently features concrete block paving, timber decking, and four trees in planters.
- 7.4. In the first year of operation of Co-op Live, the Applicant identified unmet demand for on-site ancillary F&B and retail for visitors to use up to 3 hours before event doors open. This demand is currently not being met due to operational management restrictions, such as sound checks, security protocols, and event set-up which mean it is not possible to open the F&B uses inside Co-op Live arena.
- 7.5. The proposals aim to provide an ancillary F&B and retail destination separate from the footprint of the arena allowing for internal operations to not be impacted. The proposals are principally intended to support the existing uses at the Etihad Campus, including Co-op Live and the Etihad Stadium on event days.
- 7.6. The proposals will support the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic. Will encourage greater activity to the Ashton Canal, improving the attractiveness of the towpath as an option and therefore encouraging the use of active modes of transport.
- 7.7. It also offers the opportunity to provide a space for use outside of event days, providing ancillary amenities for visitors and staff at the Etihad Campus, and the local community. There will also be an option for private hire of the space for non-music events.
- 7.8. The Proposed Development will directly contribute to the vision for the Etihad Campus, as defined in the Eastlands Regeneration Framework, acting as a catalyst for the expansion of a year-round world-class sports and entertainment destination.
- 7.9. The proposed development is projected to create approximately 11 full-time equivalent (FTE) construction jobs over the course of the construction period. These roles will encompass a variety of trades, both on-site and within the supply chain. The developer is committed to working with MCC Work and Skills to prioritise local employment. Upon completion, the development is anticipated to support 11 net FTE positions. Further opportunities for local young people will be fostered through collaboration with educational institutions and participation in career guidance events.
- 7.10. The Proposed Development will include a flexible, multi-use space suitable for a wide range of activities, including for the local community. These could include health and wellness initiatives, cultural events such as art exhibitions and creative workshops, and community meetings.

- 7.11. The proposed development prioritises sustainability through the use of recycled shipping containers for its structural base, minimising embodied carbon and offering adaptability. Further sustainable features include recycled decking, connection to Co-op Live's 100% renewable energy supply, rainwater harvesting, low-voltage LED lighting, and biodiversity-enhancing landscaping. The demountable design allows for future adaptation and recycling as the needs of the Etihad Campus evolves over time.
- 7.12. The Proposed Development has been carefully designed to respond to the existing context, complementing the surrounding land uses and architecture. Proposals deliver high quality design suitable for context next to landmark Co-op Live building, and designed by the same high quality architectural practice.
- 7.13. The cumulative effect of all of these benefits will be significant. It is clear that the Proposed Development provides a number of public benefits that will deliver economic, social and environmental benefits to the local community.
- 7.14. This Statement has assessed all applicable planning policies, guidance and other material considerations and provides full and robust justification for the Proposed Development, alongside a full suite of supporting technical assessments which have been prepared and submitted as part of this application.
- 7.15. A full appraisal of how the Proposed Development addresses the specific planning policy considerations and other material considerations, is set out within Section 5, of this Statement.
- 7.16. In conclusion, it can be concluded that the Proposed Development is considered to be in accordance with the Development Plan when taken as a whole. It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the Proposed Development will deliver the overarching economic, social and environmental objectives of sustainable development as a whole. As such, the Proposed Development therefore merits the support of the Local Planning Authority.



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