

29 May 2025

FAO Jennifer Atkinson

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Canalside, Etihad Campus, Manchester – Application for Full Planning Permission and Consent to Display Advertisements

Please find enclosed an application for Full Planning Permission and Consent to Display Advertisements, submitted to Manchester City Council.

The Site comprises an area of hard landscaping and associated external stepped seating on the podium between Co-op Live and the Ashton Canal, and between Joe Mercer Way and Forge Lane Bridge at the Etihad Campus in East Manchester. The 'Canalside' proposals comprise a two-story mixed-use commercial development providing ancillary food & beverage and retail space adjacent to Co-op Live.

The Applicant is Eastlands Arena Limited (the 'Applicant').

The formal description of development outlined on the Application Form for Full Planning Permission comprises:

"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."

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.

Application Documentation

The application documentation outlined below has been prepared in accordance with MCC's Validation Criteria for Full Planning (January 2020) and Advertisement Consent (September 2018) and agreed with the Local Planning Authority at the pre-application stage.

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

Application Fee

The application for Full Planning Permission and Consent to Display Advertisements has been submitted through the Planning Portal with reference: PP-14022591. Payment of the application fee in the sum of £5,377.00 has been made online. I would be grateful for written confirmation of receipt of this fee and the registration of this application.

If there are any points of clarification required, please do not hesitate to contact my colleague Jennifer Chatfield [REDACTED]

Best wishes



Deloitte LLP