29.05.2025

DESIGN & ACCESS STATEMENT

Co-op Live Canalside Development

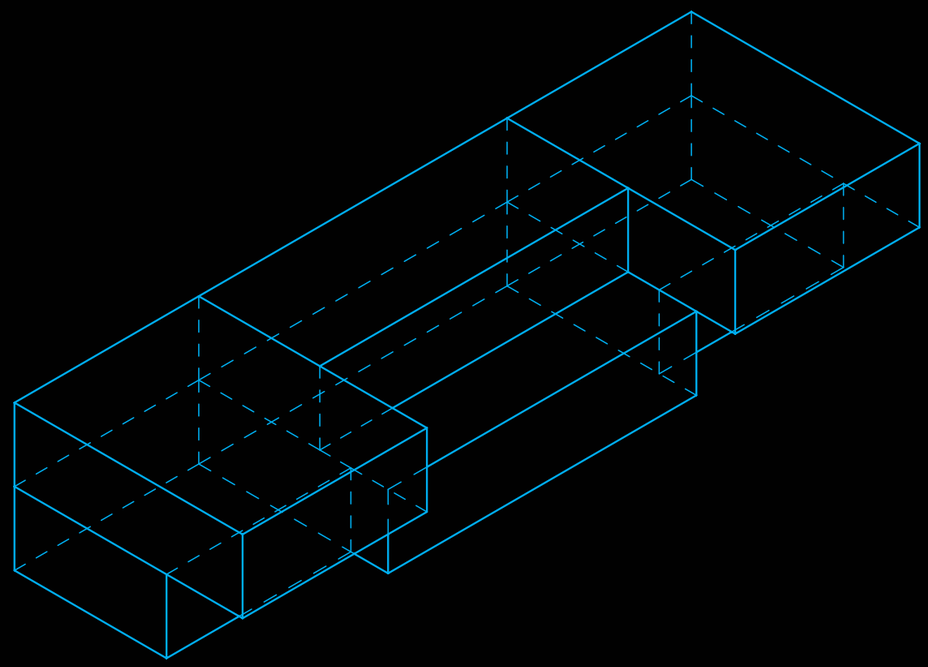
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OAK VIEW GROUP

Better Green Productions

POPULOUS

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co op
LIVE

1.0

INTRODUCTION


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1.1 Overview

This Design and Access Statement supports an application for full planning permission and consent to display advertisements for Canalside, a two-story mixed-use commercial development providing ancillary food & beverage and retail space adjacent to Co-op Live.

The document aims to provide an overview into the design considerations and justification for the proposed design. This includes introduction to the site, purpose and design ambitions, design evolution and operational strategies.



Project Brief

Eastlands Arena Limited bring forward proposals for a new canalside development on the south terrace immediately adjacent to the venue, and supporting the ongoing expansion of the Etihad Campus to further improve the city's key visitor destination. The development aims to offer both visitors and the community a space to socialise and to work.

Enhanced Visitor Experience
The proposals will provide ancillary retail and create a more appealing destination for a wider audience by providing supplementary amenities that support the principal uses at the Etihad Campus and benefit the local community. This will improve the experience for fans, visitors, and residents on both event and non-event days.

World-Class Destination
The development will act as a catalyst for the expansion of the Etihad Campus into a year-round, world-class sports and entertainment destination, enhancing its reputation nationally. The proposals are essential to the long-term development of the Etihad Campus as well as the ongoing regeneration of East Manchester.

Improved Match/Event Day Operations
By encouraging extended dwell times before and after events, the development will help to smooth out peak travel movements, reducing congestion and minimising the impact on the local community.

Unique Location
The proposals are intrinsically connected to improving the amenity offer for event and match day visitors to Co-op Live and the Etihad Stadium.

Economic and Community Benefits
Given the Site's excellent connectivity to the City Centre and across the broader Regional Centre, the development will boost the local tourism economy, support community use of space, create job opportunities, and enhance the appeal of pedestrian and cycle routes along the Ashton Canal.

Planning Policy Framework

The Local Development Framework is a collection of statutory Development Plan Documents that together set out the vision and spatial strategy for the future development of Manchester. The relevant Development Plan documents comprise of:

Eastlands Regeneration Framework (ERF) (2017) Ambitions:
The ERF sets the following ambitions for the area:
To build on the existing facilities at the Etihad Campus to develop a globally competitive sport, leisure and recreation economic cluster and to create a destination where residents and visitors will come to spend their time on leisure related activities and where new employment opportunities are provided for local people.

This requires wide range of new facilities, including strengthened retail and food and beverage offer that can meet the needs of businesses, students, visitors and the wider community.

Relevant Planning Policy
UDP
Saved Policy EM11 (Sportcity) - Promotes the Site as a major focus for regeneration activity on previously developed land, including mixed-use development at the Site, including retail, leisure, commercial and community facilities.

Core Strategy
Policy EC7 (Eastlands Strategic Employment Location): The Etihad Campus is suitable for a major sports and leisure visitor destination with complementary commercial, retail and hotel uses. The vision is to broaden the activities in the area to ensure development opportunities secure the wider regeneration of the surrounding area and deliver maximum benefits for the community. On the collar site in particular "*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*".

The Greater Manchester Spatial Framework (GMSF)
While the Greater Manchester Spatial Framework (GMSF) and its successor, the Places for Everyone (PfE) plan do not specify individual canalside sites, they emphasize the importance of utilizing brownfield land and enhancing urban areas like Eastlands. The strategic focus on regenerating such areas suggests support for developments that contribute to the local economy and community, such as F&B establishments.

Public Consultation

Ahead of submitting the planning application to Manchester City Council, Eastlands Arena Limited have hosted an open exhibition to provide an opportunity to discover more about the proposal.

Public Exhibition Timeline

31st March – Advertise public exhibition using digital channels and physical posters. Online feedback goes live.

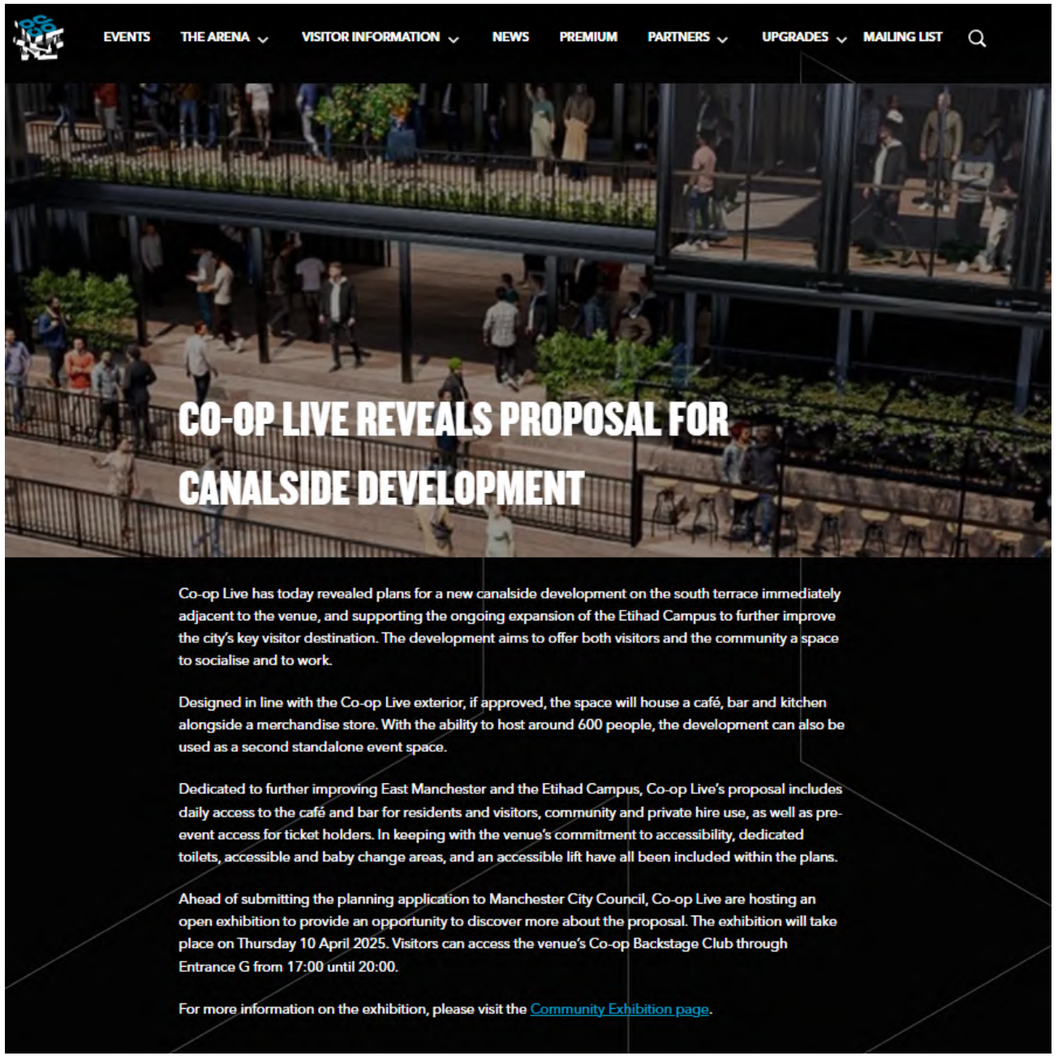
- 1000 posters and leaflets distributed to local residents and businesses
- Emails sent to key stakeholders
- Emails sent to 6000+ residents with 2.5k open rate and 75 click throughs
- Event 10th April 5-8pm = 35 attendees incl. residents, MCC, Canals & Rivers Trust

7th April – Public exhibition event held at Co-op Live. Responses gathered online and in event.

10th April – Exhibition event held at Co-op Live to inform residents of plans, 5pm-8pm drop in session

May - Planning Application Submitted

Engagement Notice Extracted from Co-op Live Official Website



Consulted Stakeholders




LIVE

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SITE CONTEXT

Site History

Once agricultural land bisected by the River Medlock, the site underwent major transformation from the mid-19th century due to industrialisation linked to the Bradford Collieries.

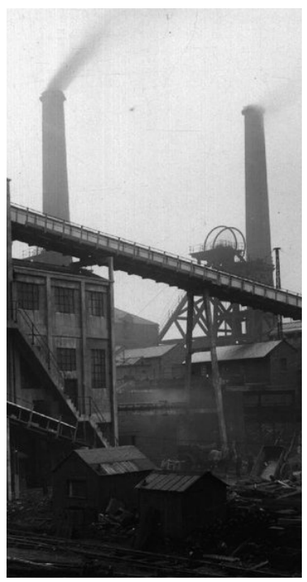
The river was diverted northward in 1848, and by the early 1900s, the Bradford Road Gas Works dominated the area, accompanied by tramways, culverted waterways, and the creation of Forge Lane. Further industrial expansion occurred in the 1930s, particularly south of the Ashton Canal where the Etihad Stadium now stands.

Following widespread clearance in the 1970s, the site was reshaped by major urban interventions, including the formation of Alan Turing Way in 1995 and the stadium's completion in 2002.

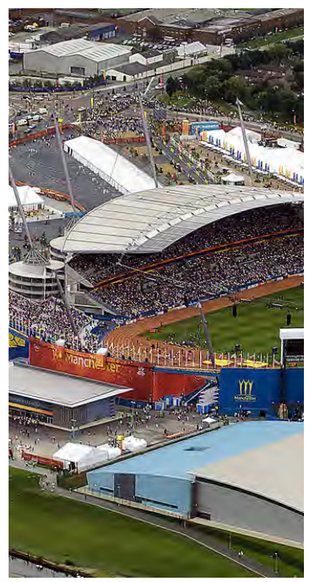
Fully cleared by 2010, it has since hosted temporary uses such as a BMX track for the Commonwealth Games and overspill parking. Positioned alongside the Ashton Canal, the site is now a key contributor to the emerging 'Green Ribbon' public realm network, with the Co-op Live Arena representing the latest phase of transformative development in this evolving urban landscape.



Agricultural
Pre 18th Century



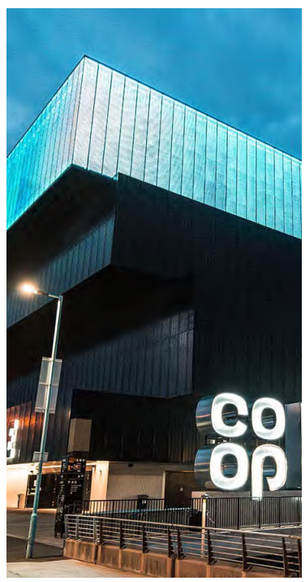
Industrial
1797 - 1968
Bradford Colliery



Regeneration
Early 2000s
Commonwealth Games



Expansion
Early 2010s
Etihad Campus



International Destination
2024
Co-op Live

Public Transport

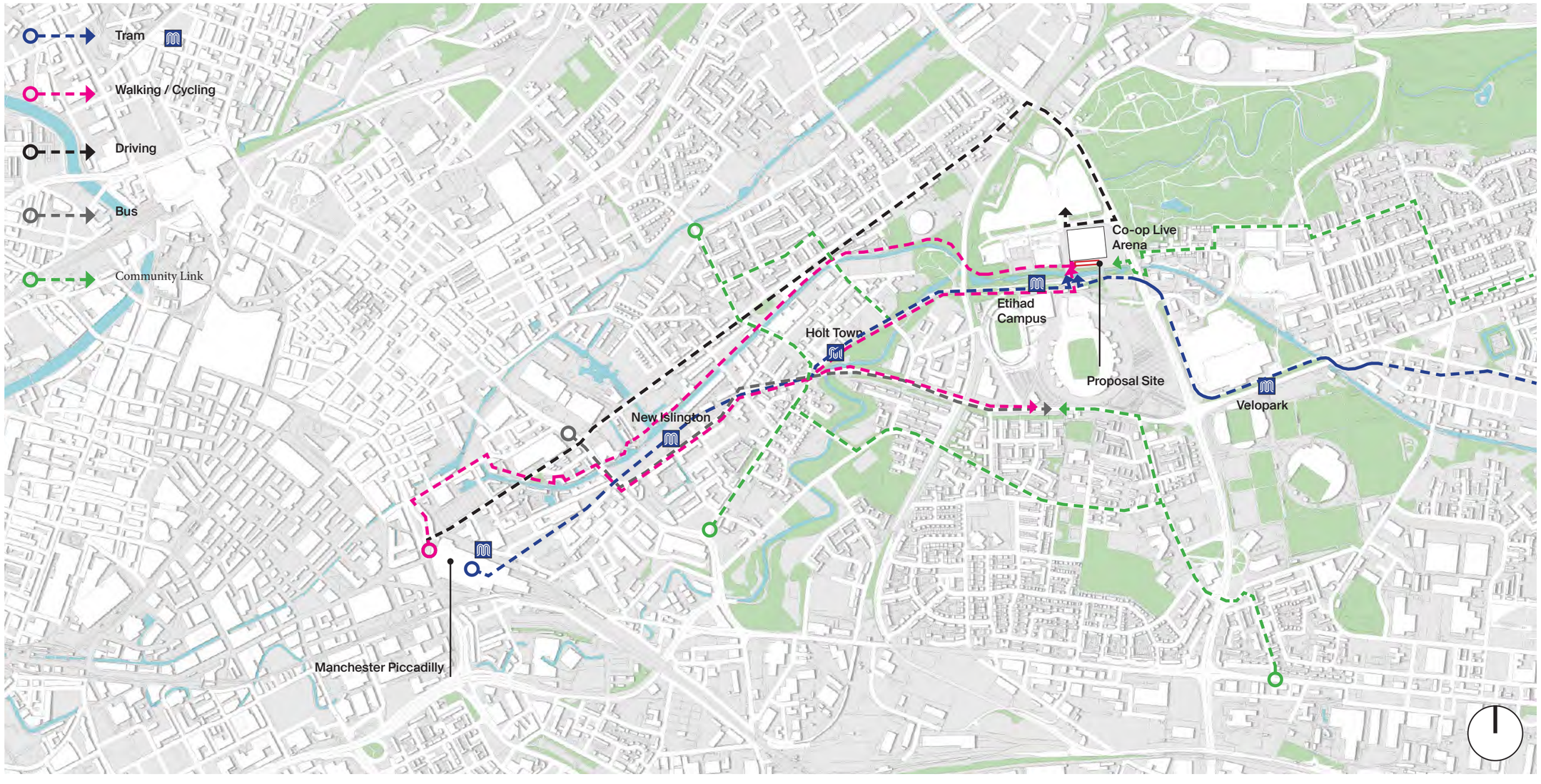
The application site is an established public transport visitors destination and on a typical stadium match day, over 20,000 visitors use public transport and sustainable transport to travel to the Campus.

The most attractive public transport to the area is Metrolink, with the Etihad Campus (tram) stop, located in immediate proximity to the venue. This Metrolink stop is served by the Ashton-under-Lyne Line (Eccles to Ashton-under-Lyne) and provides a direct route to Manchester Piccadilly station in 8 minutes. Currently, this line has a frequency of 10 trams per hour providing a six-minute headway per direction. It is to be noted that currently on match days or other stadium events Holt Town and Velopark stations, which are the next closest stops, are closed for at least an hour after an event at the stadium. This is to avoid trams filling up before arriving at Etihad Campus, which would create additional queuing and safety issues.

Multiple bus routes also serve the Etihad Campus, all within 10 minutes' walk to the Venue.

A Movement and Transport Strategy has been produced for the wider Etihad Campus and provides a framework for the future development of the Campus, by Arup. This includes improvements to walking and cycling routes between the Etihad Campus and the City Centre, including Pollard Street, Ashton New Road and the canal towpath. This also highlights an additional enhanced Metrolink service on event days (subject to demand) before and after events.

Public transport is covered further within the attached Statement on Transport.



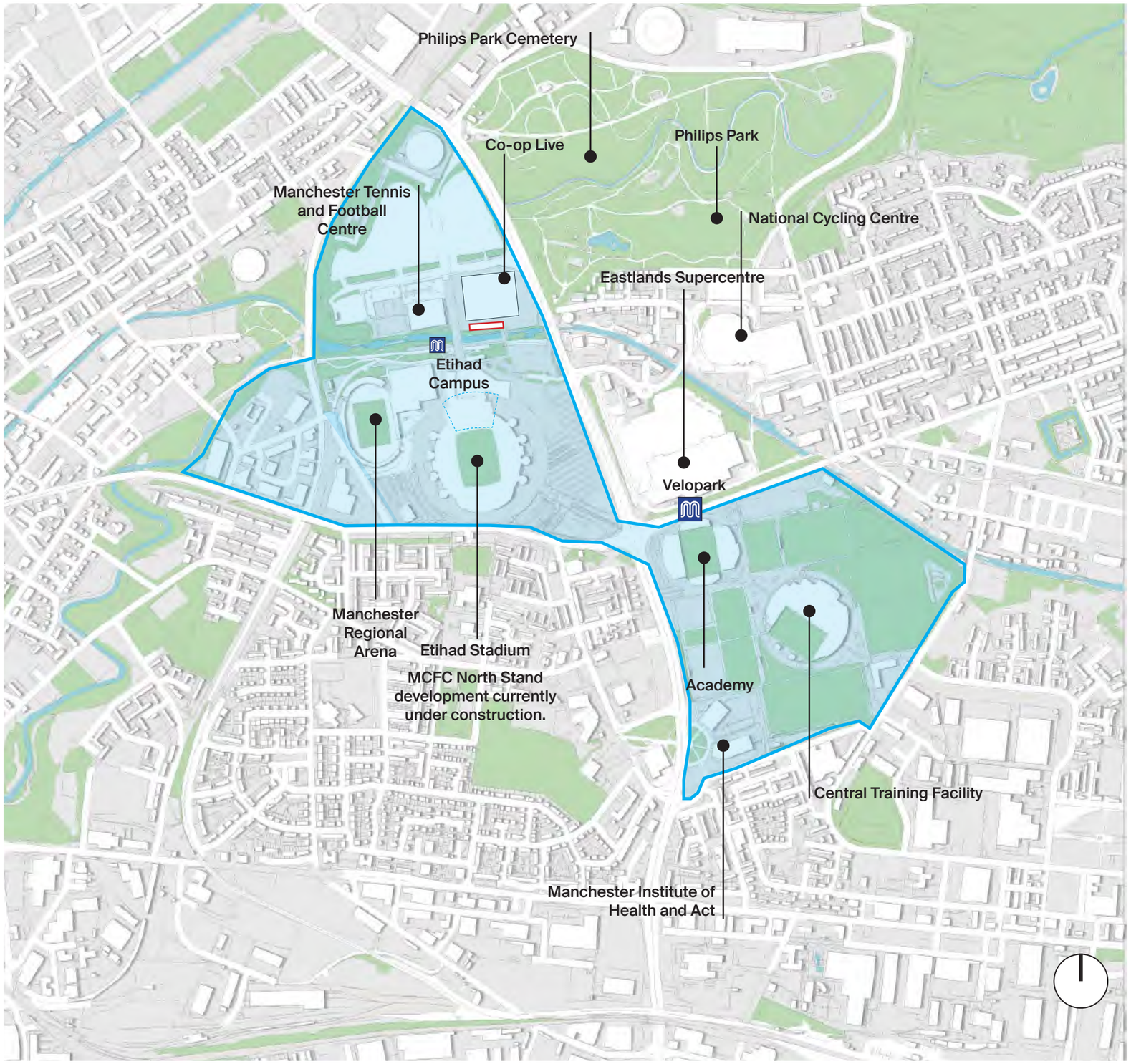
Wider Site

The site is located within the Regional Centre of East Manchester, which is the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living, an area that has been a long-term regeneration priority and has witnessed significant positive physical, economic, social and environmental transformation over the last three decades.

At the heart of the renaissance of East Manchester has been the Etihad Stadium (formerly City of Manchester). The Etihad Campus has consistently acted as a major economic driver and successive regeneration frameworks have identified it as a place to drive forward the development of a globally competitive sport, entertainment, leisure and recreation offer. A prime example of this seen in the current construction of the new North Stand development.

To the north of the Stadium is City Square, Manchester City Football Club's (MCFC's) Spectator zone, and immediately beyond this is the Metrolink line. The Metrolink connects the site to the city centre in under 10 minutes and extends out to Ashton-under-Lyne.

The most recent addition to the site is the Co-op Live Arena, a best-in-class live entertainment venue located adjacent to the Etihad Stadium. As the UK's largest indoor arena, Co-op Live further enhances the area's profile as a premier destination for music, sport, and cultural events. Its development aligns with the ongoing regeneration of East Manchester, aiming to deliver substantial economic and social benefits by creating new jobs, attracting visitors, and supporting local businesses.



Tram Stop

Planning Boundary

Etihad Campus Sports and Innovation Zone

Local Amenities & Future Ambitions

The ambition for the proposals is to create an inclusive, high-quality destination that complements the broader Co-op Live Arena offer, enhancing both the venue experience and the wider Eastlands area. Strategically positioned adjacent to the canal and south of the arena, the pavilion will activate the existing terrace, transforming it into a vibrant and welcoming frontage that adds value to both event and non-event periods.

Planning Boundary

1 Co-op Live Arena

2 Etihad Stadium

3 Etihad North Stand Development

- Hotel building
- City Square
- Commercial Building

4 Manchester Regional Arena

5 Academy Stadium

6 National Cycling Centre

7 Manchester Tennis and Football Centre

8 National Squash Centre

9 Philips Park and Cemetery

10 McDonald's

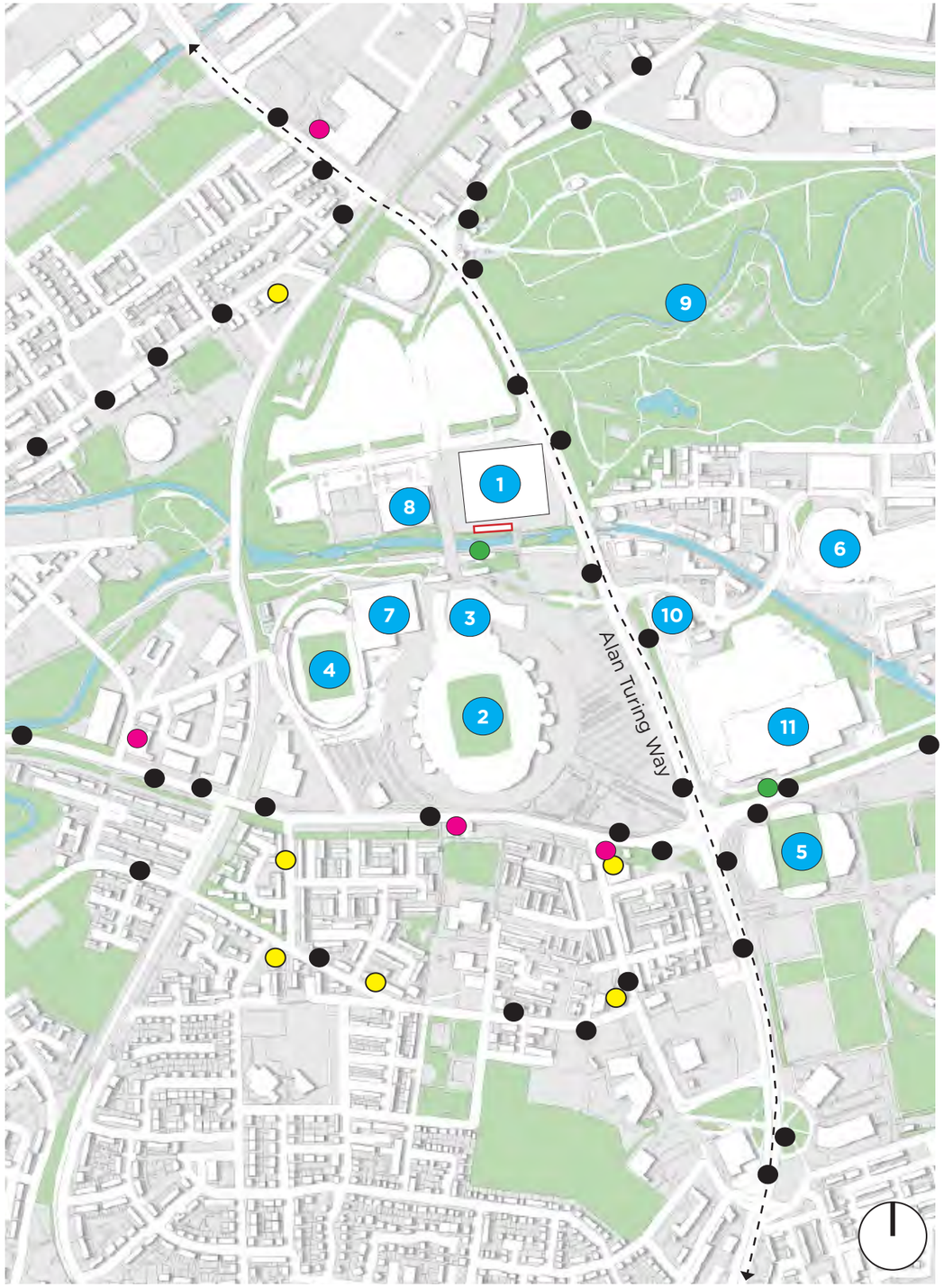
11 Eastlands Supercentre

Public Houses / Bars

Restaurants

Bus Stops

Tram Stops



Local Heritage Assets and Future Development

Ashton Canal

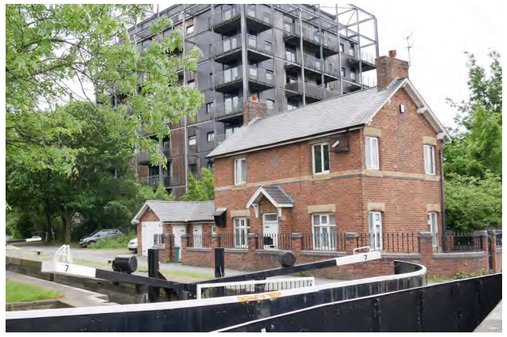
The Site is not within a Conservation Area and there are no Listed Buildings on the Site. However, there are six designated heritage assets, including 4 listed buildings and two registered gardens (Philips Park and Philips Park Cemetery) within a 300m radius of the Site. Further information is provided in the Heritage Statement submitted in support of this application.

The Holt Town Woodland Development

The Holt Town Woodland Development, guided by the Neighbourhood Development Framework, proposes a sustainable, mixed-use community delivering around 4,500 new homes—20% of which will be affordable. Designed as a "woodland neighbourhood," the scheme features green infrastructure and active public spaces that will reinvigorate the Ashton Canal corridor. Enhanced landscaping, lighting, and community amenities will promote walking, cycling, and everyday use of the towpath, supporting East Manchester's broader "Green Ribbon" vision for connected, vibrant, and environmentally responsible urban growth.



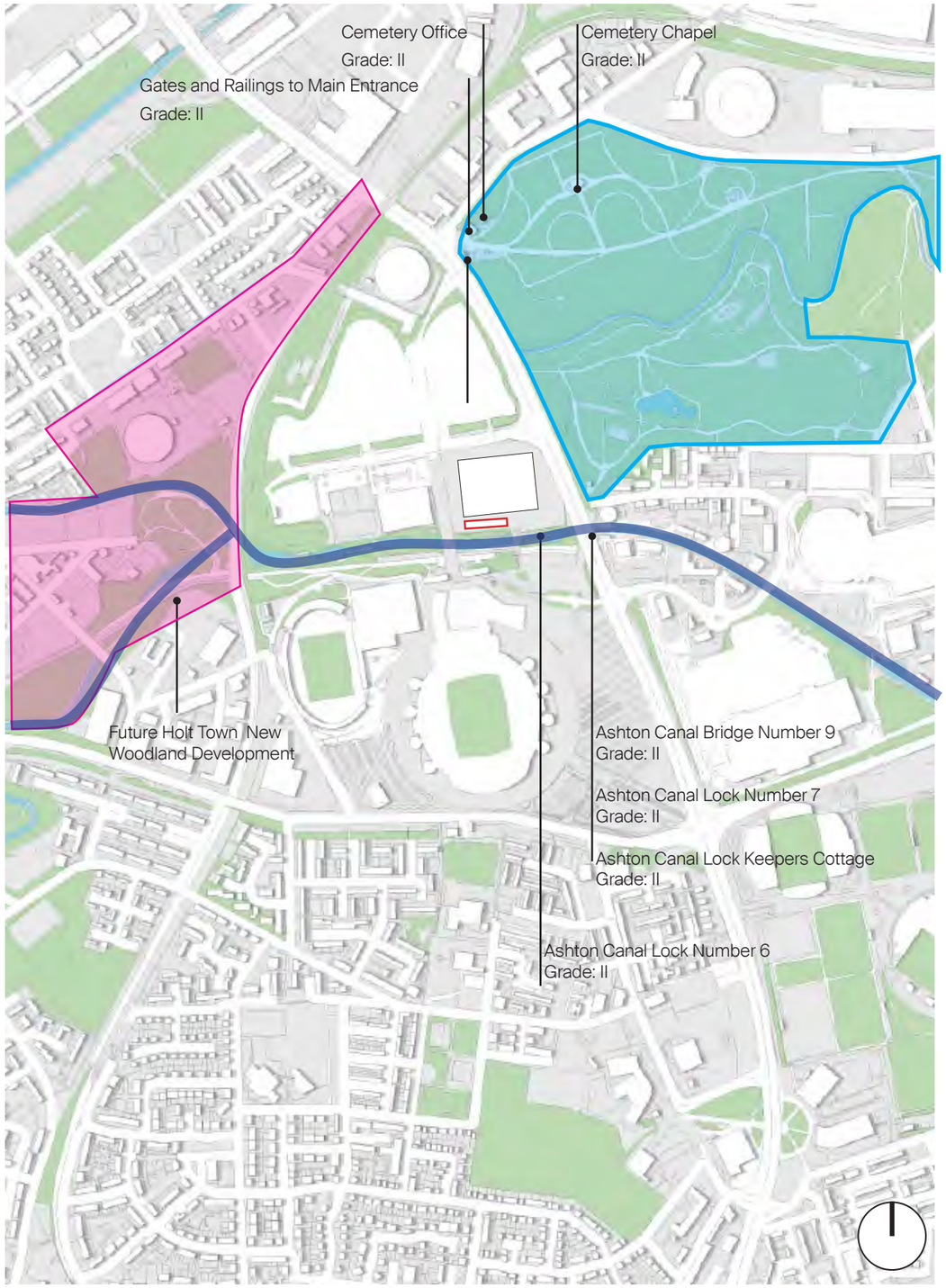
Ashton Canal Lock Number 6



Ashton Canal Lock Keepers Cottage



Future Holt Town (New Woodland)
Continuation of Canalside activation



Planning Boundary

Philips Park and Cemetery Grade II

Future Holt Town Woodland Development

Ashton Canal

Site Context

The Co-op Live Arena

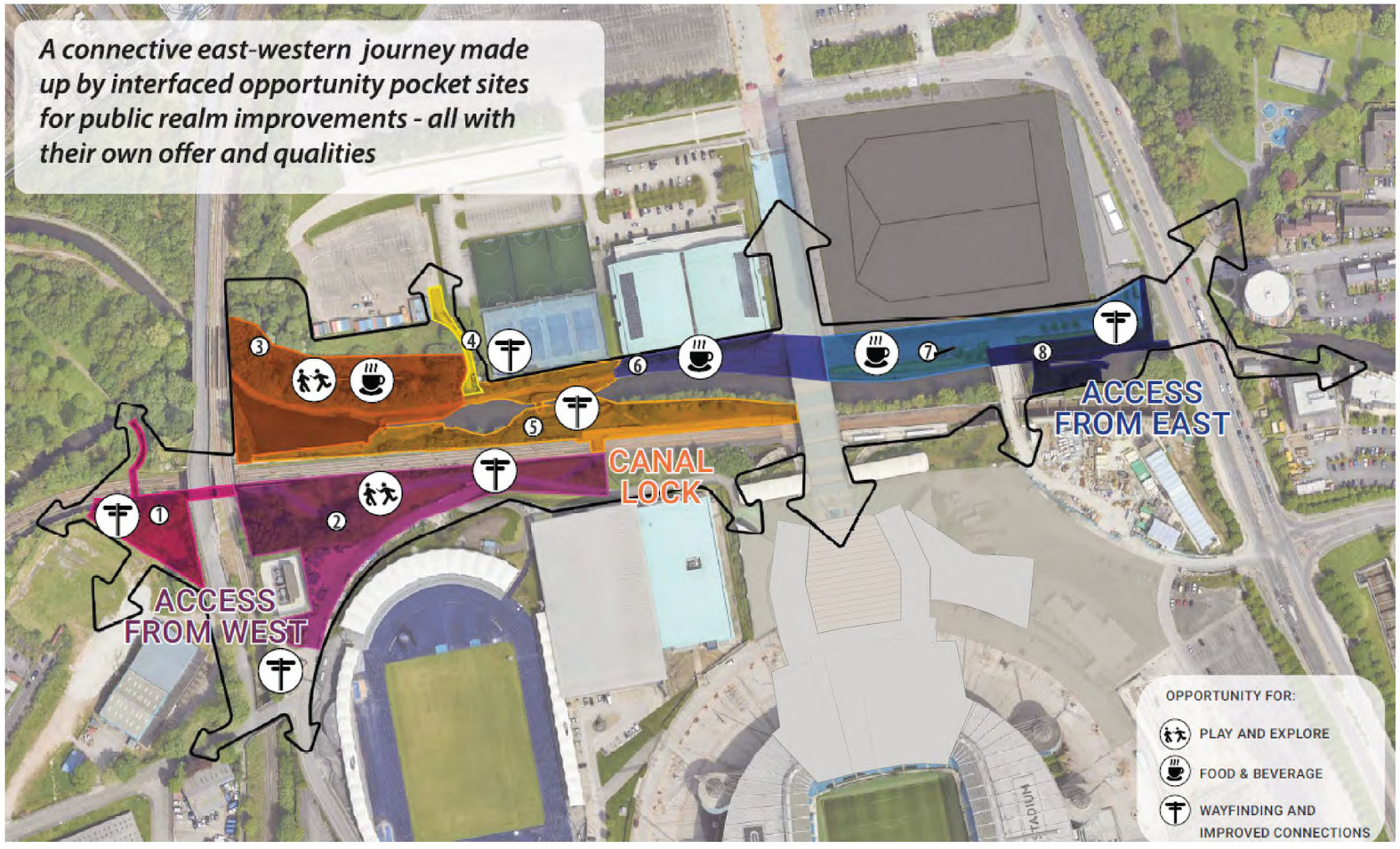
Stepping back from Co-op Live and looking at the Campus as a whole, there is an ambition to improve placemaking and create public realms that provide a seamless journey into the campus.

With a focus on wayfinding, enhancing green spaces, and transforming the journey to campus into an experience, the mission is to improve access, create new connection points to the City Link Walking route, and develop parcels of land along the route, ultimately creating a 'Linear Park' through the campus.

These graphic shows the outcome of an initial scoping exercise has been completed independently from this proposal, to explore improving the wider canal frontage.

The proposal seeks to increase visitor dwell times, improve spectator comfort, and provide an attractive space for social interaction before, during, and after events. By offering a mix of food and beverage opportunities in a dynamic setting, the pavilion encourages lingering, alleviates pressure on nearby transport nodes during peak egress times, and fosters a safer, more relaxed public realm.

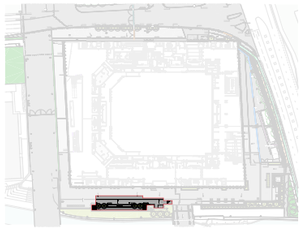
Designed to be fully inclusive and accessible, the pavilion supports the objective of maximising Campus-wide utilisation, offering amenities that appeal to a broad user base while enhancing the connection between the Etihad Stadium and surrounding venues. In doing so, it contributes to a richer, more memorable visitor experience and promotes repeat visits through improved public amenity and a more diverse range of facilities.



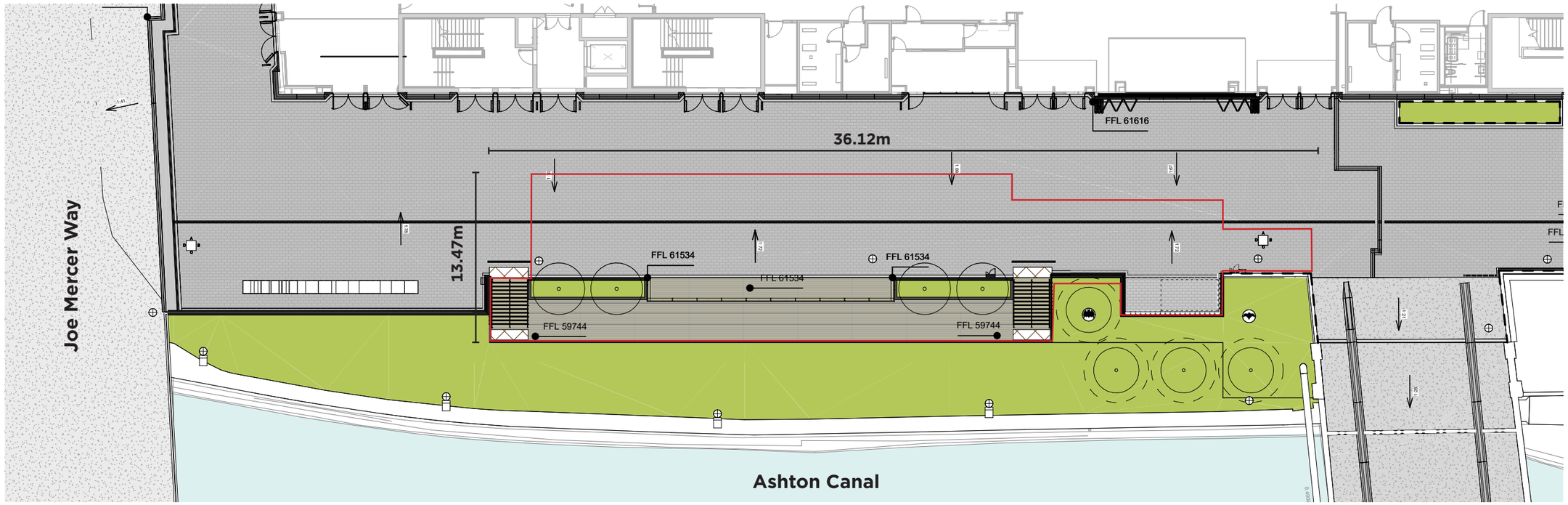
The Site

Site Boundary

Key Plan



Site Plan (NTS)



Ashton Canal Elevation (NTS)



The Site









Visual Assessment

Proposal









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DESIGN PRINCIPLES

OVG
OAK VIEW GROUP

Better Green
Productions

POPULOUS

Conceptual Approach - Design Evolution

The original planning application for Co-op Live aimed to create a vibrant and welcoming environment on the canalside terrace, enhancing the appeal of both the arena and the Etihad Campus. This included external seating overlooking the canal and opportunities for further waterside activation.

The Minor Material Amendment application to vary Condition 14 (Hours of Operation) (Ref. 139501/JO/2024) also included a Strategy for the Use of Ancillary Spaces, referencing the canalside area and potential food and beverage, merchandise, and retail concessions.

The proposals build on this vision by offering additional amenities to meet the needs of visitors (as identified through the first year of Co-op Live's operation), supporting a year-round destination while benefiting the local community.

The south concourse was designed with flexibility to serve external spaces. Its soft and hard landscaping, amenities, and retail were always envisioned through merchandise and mobile food and beverage options. This aligns with crowd modelling, operational plans, and the arena's canalside bar design.

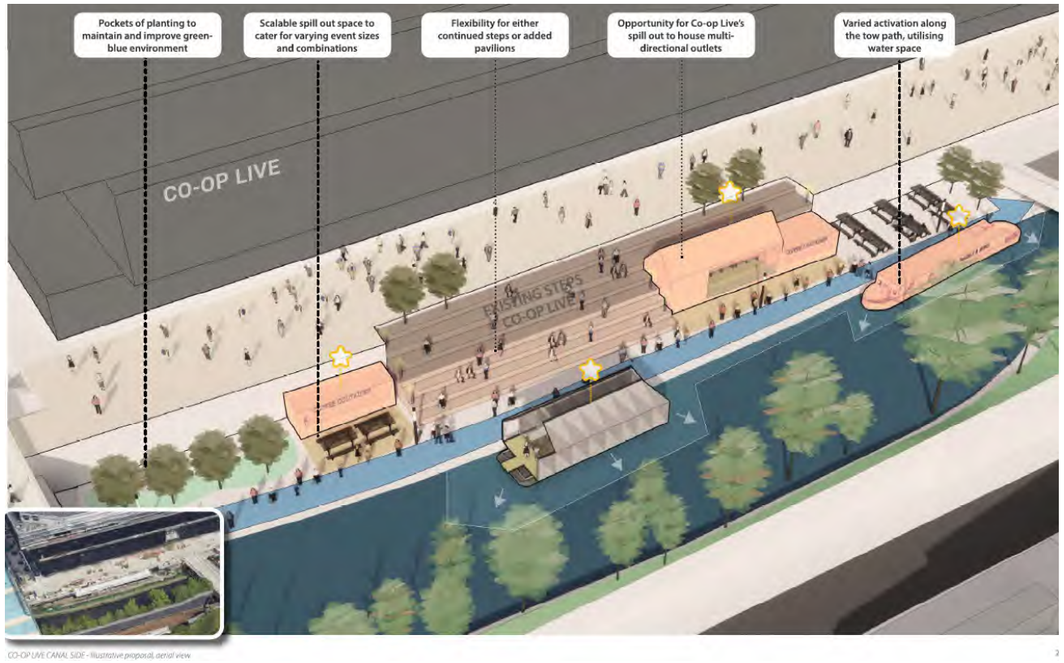
With the anticipated increase in footfall once the Entertainment District is complete, this initiative will provide more options for visitors and serve as a key pre-match destination. It will benefit the campus by increasing entertainment options and accessibility. Activating the space on event and match days complements efforts like the MCFC Fan Zones at Co-op Live in partnership with City Football Group (CFG).

The proposals' prime location across from the stadium and near the canal creates another engaging destination, reinforcing the campus's commitment to enhancing visitor experiences. This initiative also contributes to the long-term regeneration of the area, supporting local residential and business growth through community activation programs.

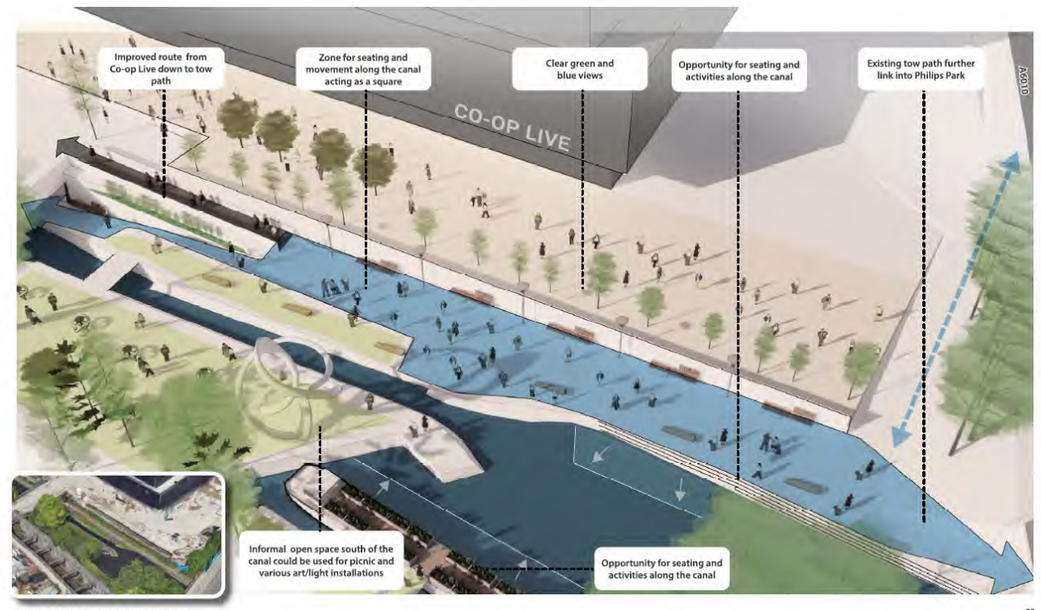
Extensive design development and site testing have been undertaken to ensure the proposal delivers the best possible offer in terms of function, location, and long-term viability.

Multiple configurations and siting options were evaluated to balance operational efficiency, crowd flow, visibility, and integration with existing public realm features. The final location—strategically positioned along the canalside and directly opposite the main arena entrance—emerged as the most effective in maximising footfall, ensuring operational flexibility, and enhancing the overall arrival experience. This iterative process has ensured the pavilion not only supports the day-to-day demands of Co-op Live but also contributes meaningfully to the vibrancy and legibility of the emerging Entertainment District.

Design Evolution - Feasibility of offers on Canalside Activation (Southwest)



Design Evolution - Feasibility of offers on Canalside Activation (Southeast)



Design Considerations

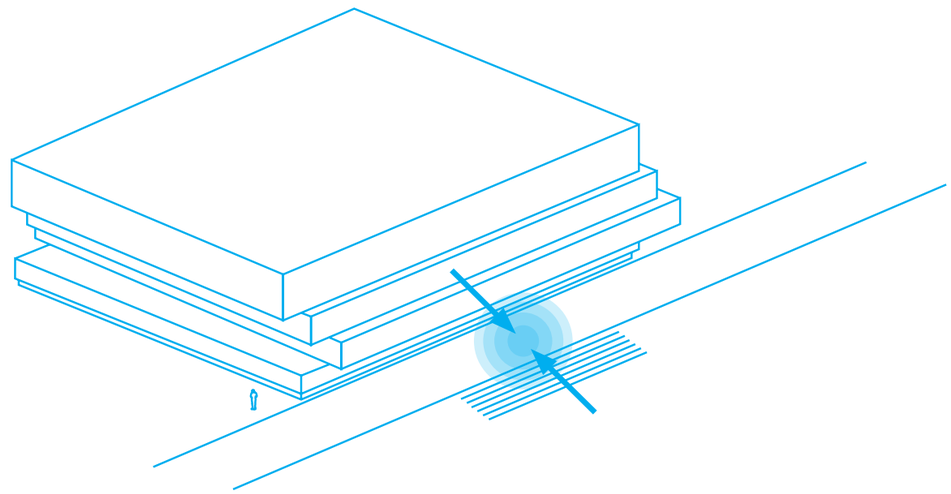
Acknowledgment Of Identity

Recognises the cultural significance of the Arena and the South Terrace facing Ashton Canal.



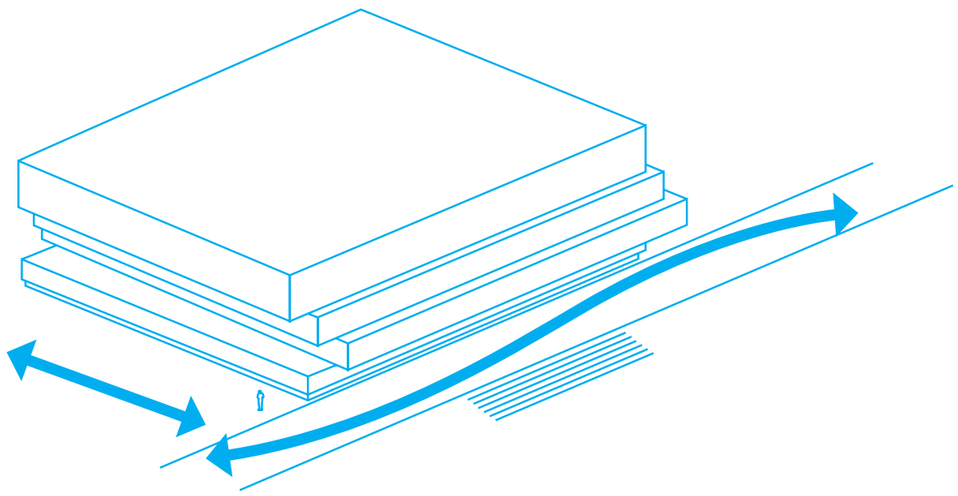
Enhanced Activation Zone

Positions a focal point strategically to attract both event visitors and casual passers-by.



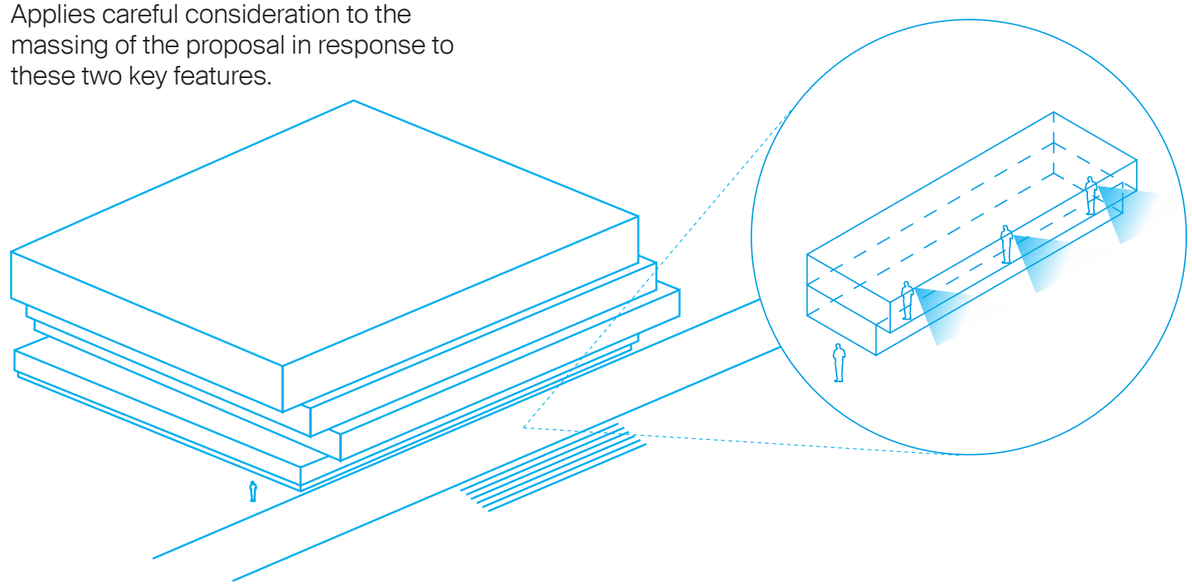
Retain Existing Conditions

Maintains circulation and flow essential for both event-day and non-event operations.



Architectural Massing

Applies careful consideration to the massing of the proposal in response to these two key features.



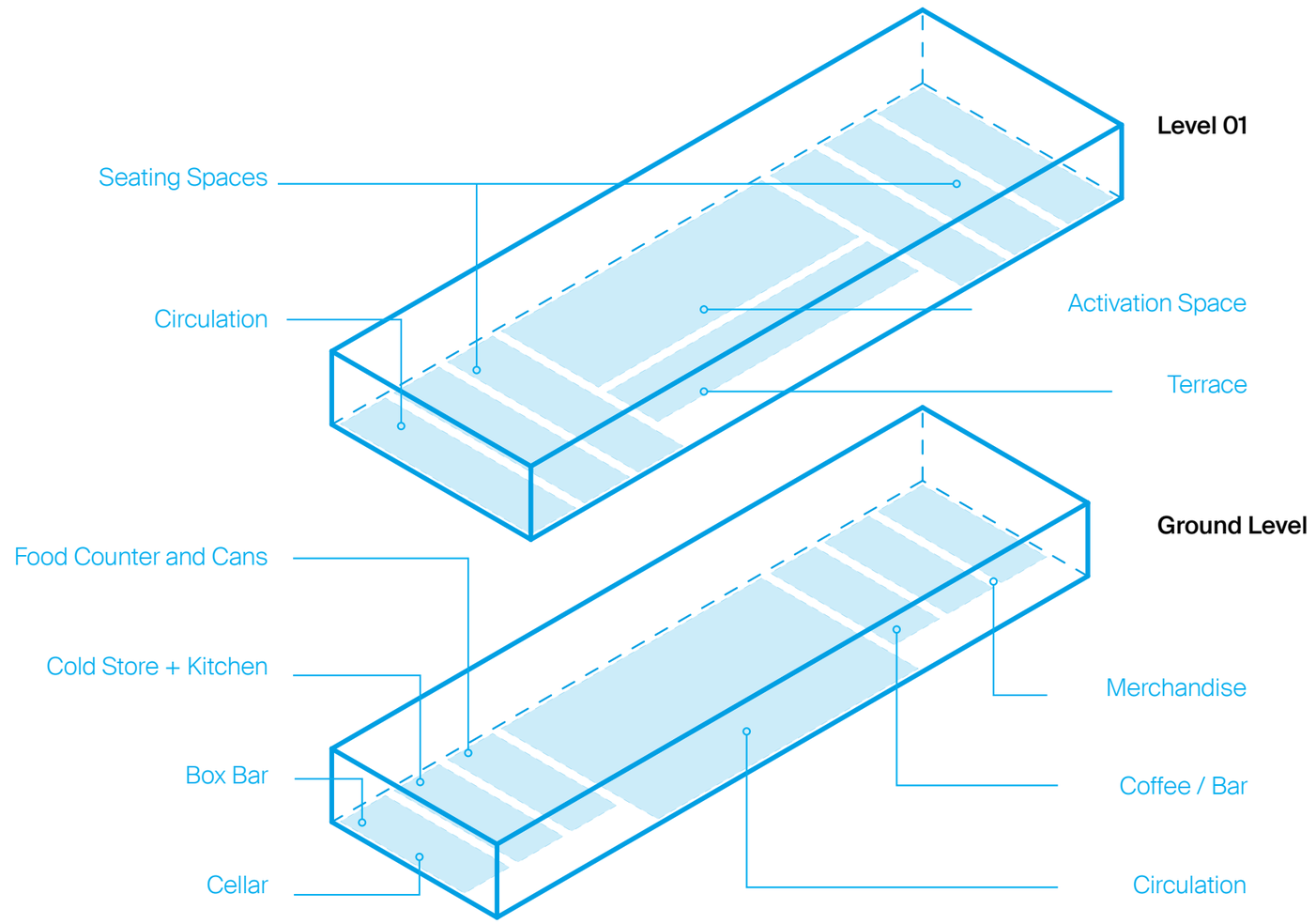
Spatial Arrangement

The proposed building has been designed to provide a vibrant, flexible space that enhances the visitor experience and supports event operations. Its layout encourages daytime activation and community use while complementing the event-driven character of the wider Etihad Campus.

Ground Floor – This area includes a merchandise outlet accessed from the COOP podium. Next to the Merchandise entrance you can find an hatch providing cafe services onto the concourse. Through the main entrance there is a covered seating area serviced by the main Café and Bar units and the Food outlet unit. Large doors provide access from the seating area to the south aspect, where users can enjoy the view of the Canalside and the Etihad stadium
An addition an integrated, self-service box bar is open to customers on the concourse.

First floor – Accessed by 2x staircases and an accessible lift. The area is an inviting space with seating and an open garden oasis to be enjoyed for daily use by local users for coffee, to work or just a place to meet. Alternatively, the area can be used for private hire events, activations or local community engagements.

Spatial Layout



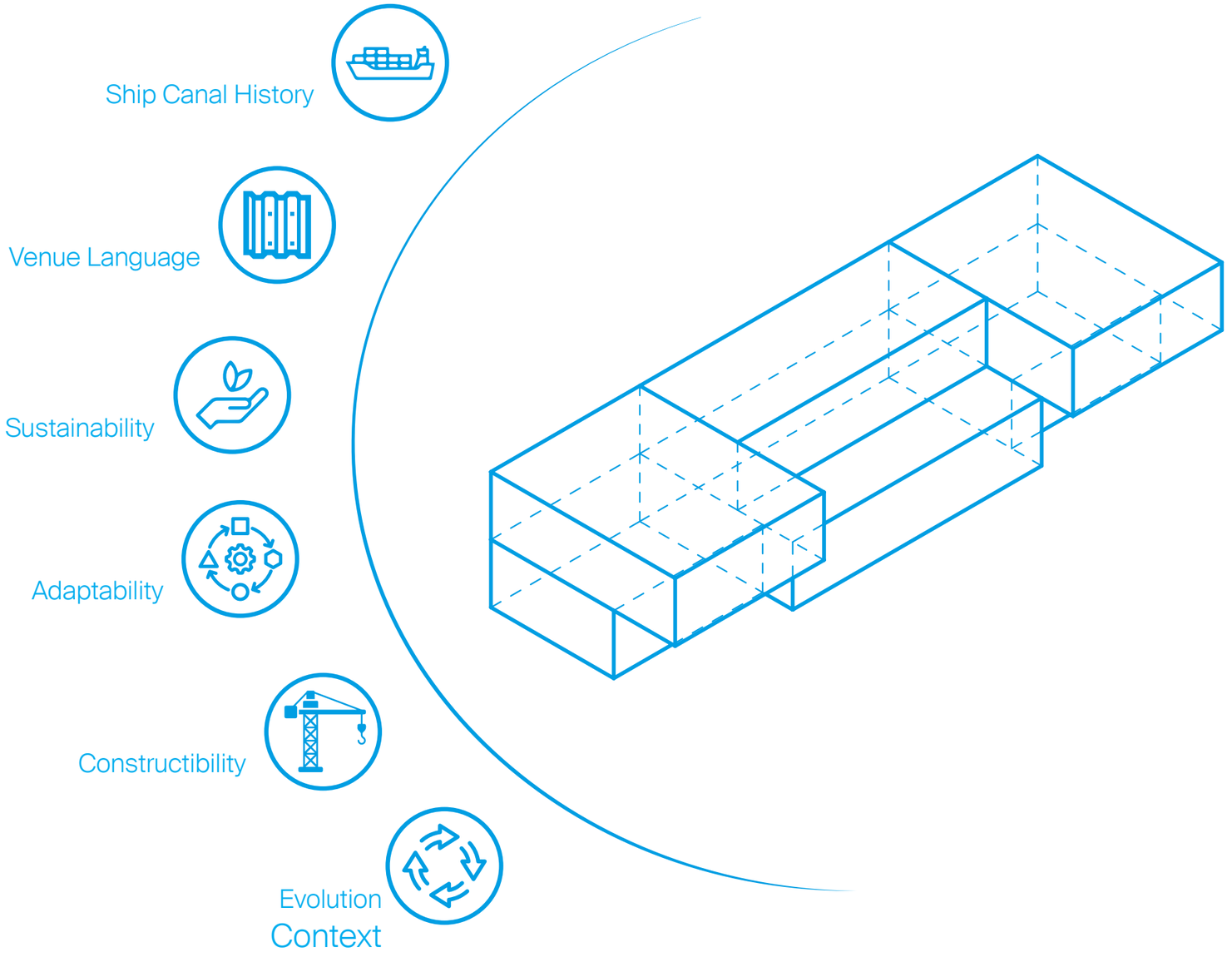
Key Design Principles

The proposed canalside pavilion draws inspiration from Manchester's shipping canal heritage, reactivating this historic corridor as a key part of the Etihad Campus visitor experience. The structure responds to the bold architectural language of Co-op Live through scale, form, and materiality—offering a visually cohesive and complementary extension of the arena's public realm.

Developed through a rigorous site-testing and design evolution process, the pavilion's location and layout have been refined to meet the operational needs of large crowds while enhancing placemaking, footfall, and connectivity.

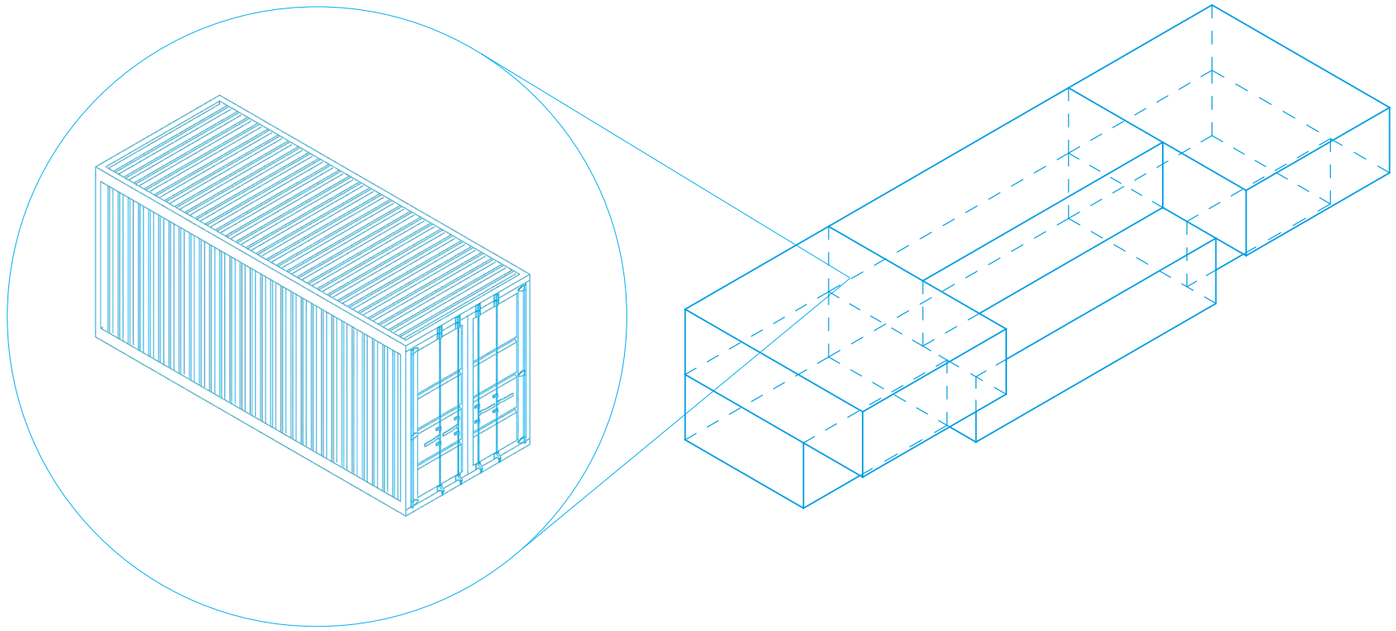
Constructed using modular systems, the building is inherently adaptable to future changes in demand—whether for matchday activation, community engagement, or retail programming. Sustainability is embedded through passive design features, efficient services, and the integration of green space and natural planting.

The design adopts a flexible, layered use across two floors—combining merchandise, F&B, and informal seating—ensures both day-to-day community use and peak-time performance. As part of the Etihad Campus Entertainment District's long-term evolution, the pavilion will help shape a lively, inclusive, and future-ready destination.

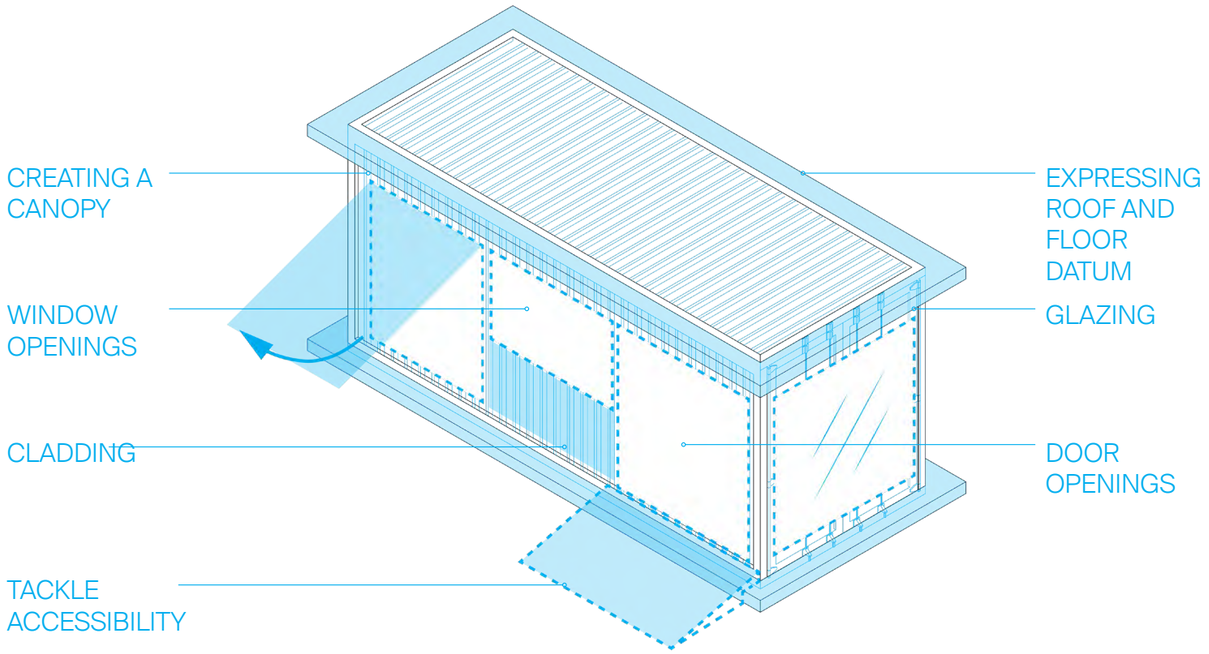


Bespoke Solution

Following a thorough analysis of the site context, anticipated future development, and the broader growth trajectory of the area, the proposed concept adopts modular container units as its foundational building blocks. This approach uses the inherent structural integrity and adaptability of containers, offering a robust framework suitable for long-term occupation. These units can be sensitively clad and articulated to achieve the desired architectural aesthetic, while their modularity enables phased expansion, contraction, or reconfiguration in direct response to evolving functional needs—facilitating a dynamic built environment with minimal disruption.



- Ship Canal History ☑
- Venue Language ☑
- Sustainability ☑
- Adaptability ☑
- Constructibility ☑
- Evolution ☑



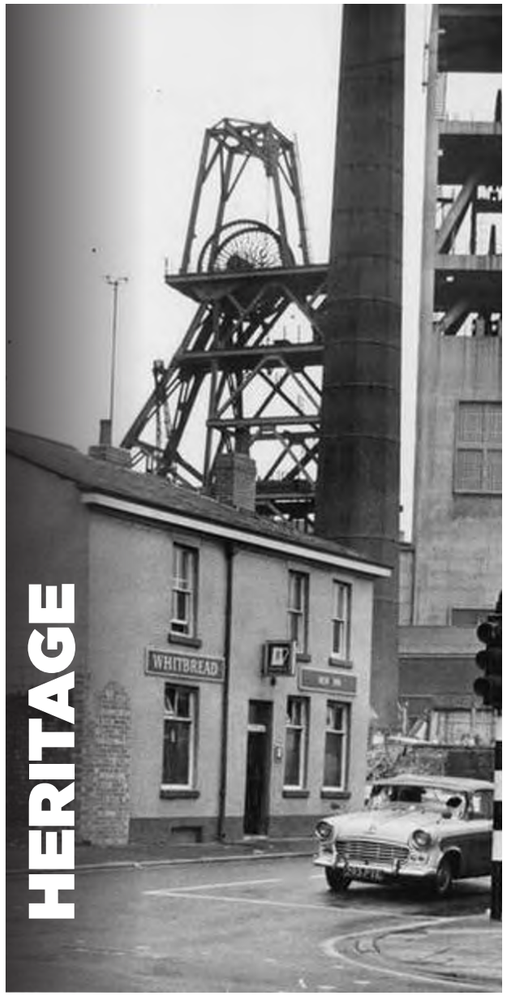

LIVE

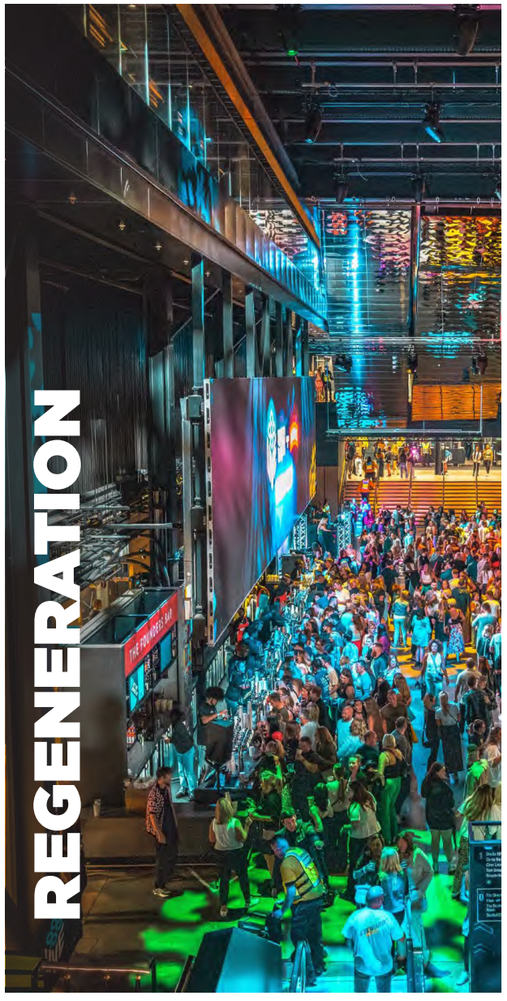
Facade and Materiality Design Inspiration

The Co-op live Arena sits on the site of the old Bradford Colliery and stands as a monument that celebrates the city's past. The black facade is a tribute to the industrial past that allowed Manchester to become the vibrant city it is today.

The Canalside presenting a contemporary aesthetic that aligns with and complements the architectural style of the Co-op Live façade. The form mimics the arena architecture, with the northern elevation predominantly being clad with bespoke laser cut finished panels. In contrast the south facing elevation is open and airy with expansive glazing panels to enable multi angled views.

The proposed façade and material palette of the Canalside scheme have been carefully selected to honour Manchester's industrial legacy, Drawing cues from the bold materiality of the Co-op Live Arena, the design embraces robust, tactile finishes that speak to the area's working heritage. At the same time, the scheme embodies a forward-looking approach that reflects the dynamic regeneration of the wider site. Its architectural response—grounded in contextual sensitivity—acknowledges both the arena's contemporary presence and the linear, tranquil character of the Ashton Canal. This duality ensures the Canalside development not only complements its landmark neighbour but also enhances the civic and cultural dialogue along this evolving stretch of Manchester's eastern gateway.








co op
LIVE
BOX BAR
MERCHANDISE

Material Selection

The proposed façade and material palette of the Canalside scheme have been carefully selected to honour Manchester's industrial legacy, Drawing cues from the bold materiality of the Co-op Live Arena, the design embraces robust, tactile finishes that speak to the area's working heritage. At the same time, the scheme embodies a forward-looking approach that reflects the dynamic regeneration of the wider site. Its architectural response—grounded in contextual sensitivity—acknowledges both the arena's contemporary presence and the linear, tranquil character of the Ashton Canal. This duality ensures the Canalside development not only complements its landmark neighbour but also enhances the civic and cultural dialogue along this evolving stretch of Manchester's eastern gateway.

Sustainability

The material pallet also aims to support the project's sustainability goals while ensuring durability and visual coherence with its context. Key components include FSC-certified structural timber and composite wood flooring to promote responsible sourcing and longevity. Metal cladding is proposed for the exterior, offering resilience and a contemporary finish. All containers will be insulated to minimize heat loss and enhance energy efficiency, supported by the use of low-voltage LED lighting throughout. These choices reflect a commitment to environmental responsibility and low operational impact.

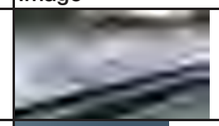
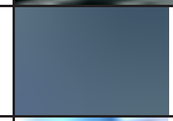
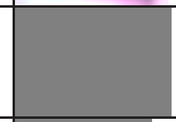
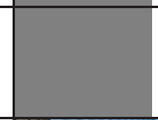
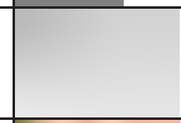
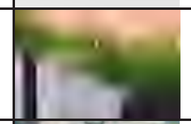
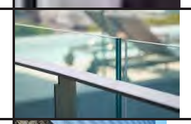
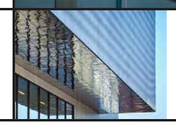
Material Scope View - North West



Material Scope View - South West



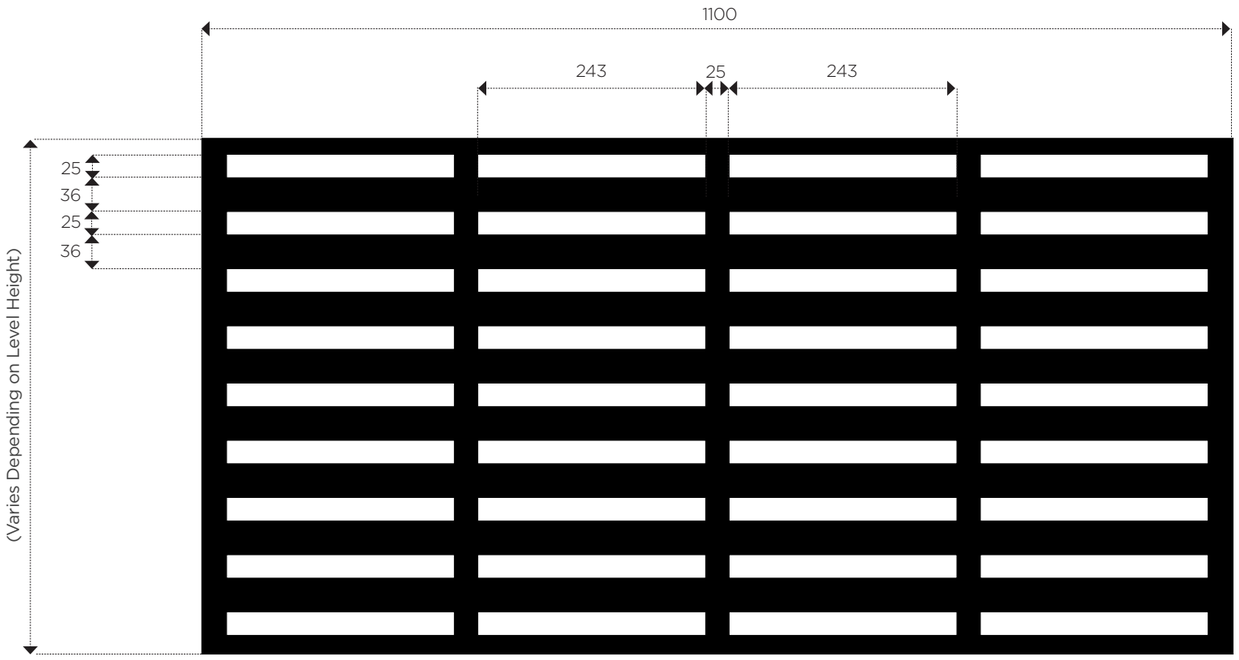
Material Selection

Element	Material	RAL	Finish	Gloss Level	Location	Notes / Details	Image	Reference Colour
Roof Covering	Steel container roof. Inserted toughened glass skylights (immovable)	9005	Smooth	Matt	Roof	Marine paint finish		
External Wall cladding	Powder coated steel mesh panels. On spacers fixed to container lower and upper rails	9005	Smooth	Semi Gloss	External wall	Please see drawing		
LED Screens	LED screens fixed to faade	n/a	n/a	n/a	External wall lower and upper levels	n/a		
Windows	Aluminium framed with 6mm toughened glazed panels	9005 (Frame), Clear	Low-iron Finish	n/a	External wall lower and upper levels	Double-glazed		
External customer Doors	Aluminium with glazed panels	9005	Powder coated	Matt	Level 0 and Level 1	Double opening or bi-fold mechanism		
Staff doors	Steel clad doors	9005	Smooth	Matt	L0 Single doors to F&B and Bar			
Featured Soffit (Canalside)	Stainless steel	Mirror	Mirrored finsh	n/a	Underside of L01 containers above terraces			
Soffits & Fascias	Aluminium	9005	Powder-coated	Matt	Top header, floor intersection, skirting			
Balustrade 1st floor	Steel railing	9005	Powder-coated	n/a	Along 1st floor garden and COOP aspect			
Garden area 1st floor	Decking/organic planting/metal sculpture TBC	9005	Powder-coated	Matt		Water collection system		
Balustrades Ground floor	Glass & Steel	Clear	Low-iron Finish	n/a	Merch and wheelchair users entrace ramp			
Awnings	Black PPC Fascia with stainless steel Mirror soffit	Back (Frame) & Mirror	Powder-coated Fascia, Mirrored finsh soffit	n/a	Above doors of Arena-Facing Elevation			

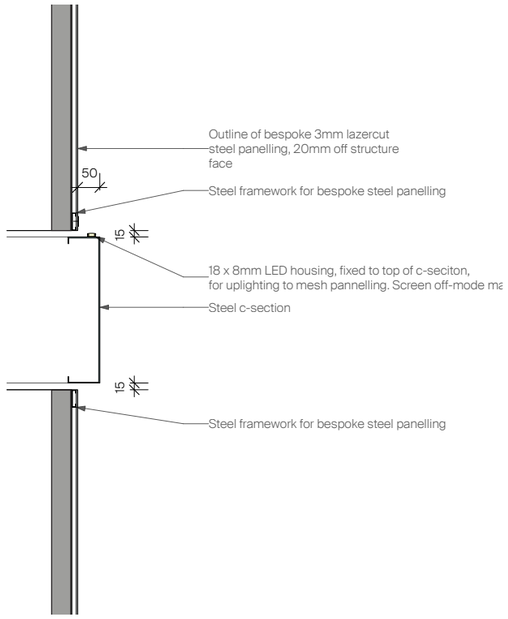
Facade Cladding

The facade of the Canalside draws inspiration from the arena's distinctive materiality and rhythmic surface articulation, creating a visual dialogue between the two structures and ensuring a cohesive streetscape.

A key feature of the cladding strategy is the adaptation bespoke perforated panels, identical to the ones used on the Arena. The colour palette is intentionally aligned, ensuring a harmonious material relationship while allowing the pavilion to maintain a distinct yet respectful identity.



Example Panel Format



Typical fixing detail (NTS)



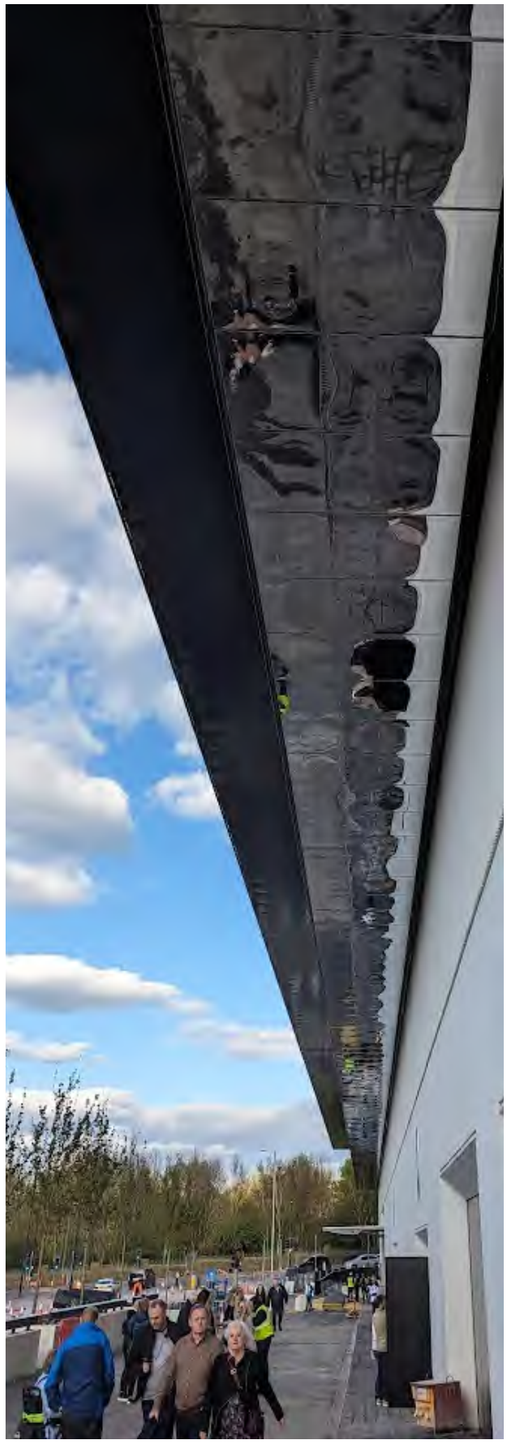
Black Perforated Metal Panel

Venue Soffit

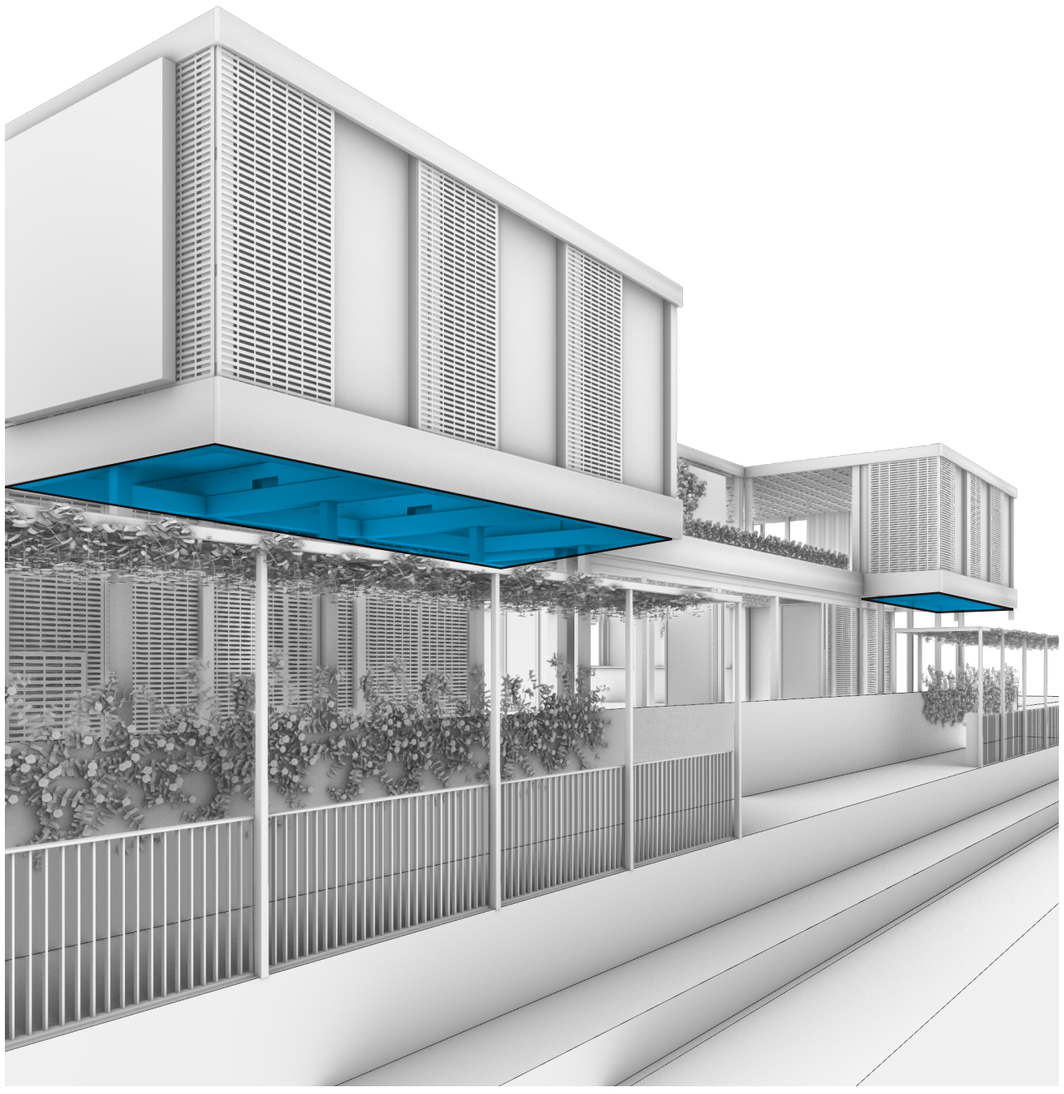
The soffit featured on the underside of the Level 01 canal-facing side is clad with mirror-reflective panelling. This design choice serves both aesthetic and functional purposes. The reflective surface enhances the vibrancy of the public realm by mirroring the dynamic activities taking place on the adjacent terrace, creating a lively and engaging atmosphere.

Additionally, it plays a crucial role in amplifying ambient light by reflecting both natural and artificial illumination across the Ashton Canal, helping to brighten the waterfront space and enrich the visual experience for pedestrians and passers-by.

Reflective Soffit On Co-Op Live Arena



Position Of Featured Soffit

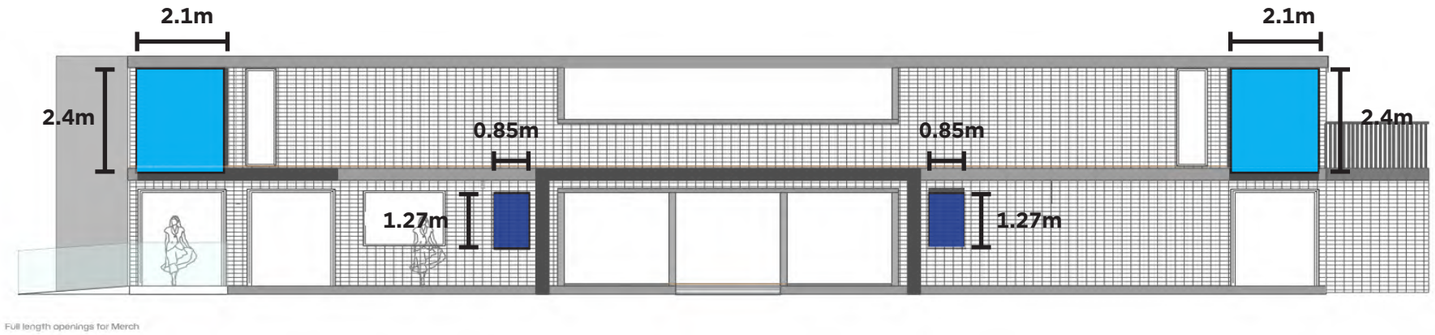


LED Screen

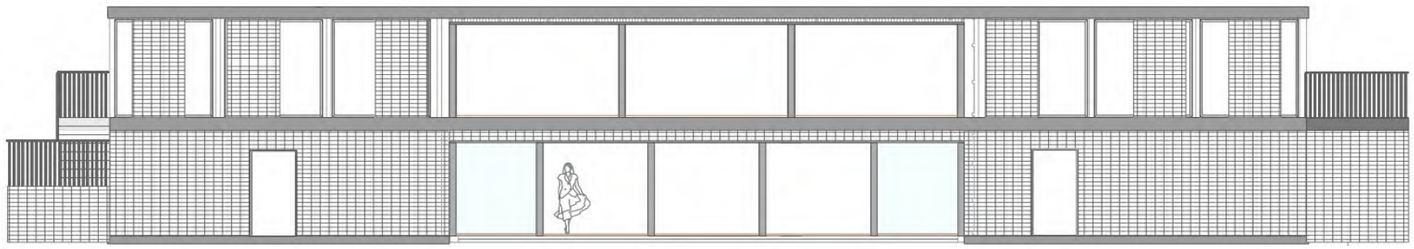
The proposal includes the installation of external LED screens to enhance both brand visibility and visitor experience. One large digital display for the main approach measuring 4.2m x 2.4m and two digital displays on the arena side, each measuring 2.4m x 2.1m, will be positioned on Level 01, while two smaller screens will be installed on Level 00, oriented toward the Arena. These screens are intended to support brand activation initiatives, providing a dynamic platform for promotional content. Additionally, they present a valuable opportunity to improve wayfinding during event days by offering real-time information, directional guidance, and event-specific messaging, contributing to a more intuitive and engaging environment for visitors.

LED-Screens

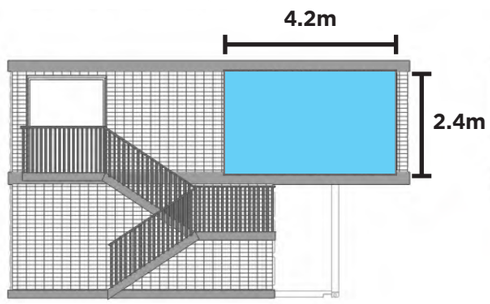
Information Screens



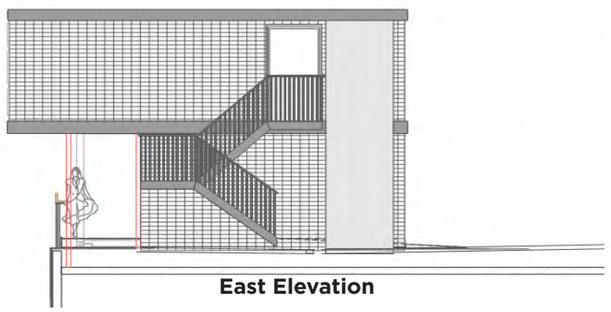
South Elevation (NTS)



North Elevation (NTS)

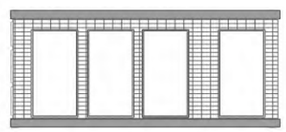


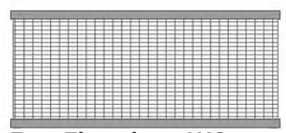
West Elevation (NTS)



East Elevation

North Elevation - WCs





East Elevation - WCs

Screen and Lighting Integration

The architectural lighting and screen integration are thoughtfully designed to echo the form and spirit of the main arena, creating a human-scale interpretation of the venue's top box. Strategically positioned in the corners, the screens act as visual beacons, subtly guiding visitors toward the activated space. Recessed lighting within the datum cladding washes over the mesh facade with adaptable colours that extend from the screens, creating a seamless visual flow and reinforcing the sense that the activation continues across the top datum.

This dynamic lighting and content system allows the canalside development to harmonise with the arena during shared events, while also offering a high degree of customisation. Through colour-changing LED's and flexible media, the installation can shift identity entirely - accommodating sponsorship branding or alternative event atmospheres with ease.

Image transitions on the display will be smoothly managed using advanced control software to prevent flickering or abrupt changes, maintaining a consistent and non-disruptive presentation. A built-in ambient light sensor will be used to regulate screen brightness in response to surrounding light levels, ensuring legibility without causing glare or over-illumination. In the event of a malfunction, the system will be programmed to default to a solid black screen to eliminate the risk of flashing error messages or pixelation anomalies. The luminance of the advertisements will be capped at a maximum of 300 cd/m^2 during non-daylight hours and in conditions of poor visibility, aligning with best practice standards for digital signage.

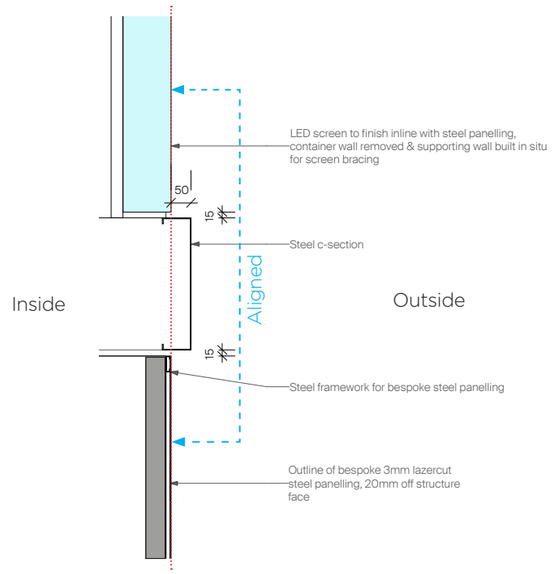
Please refer to TheLighting Impact Assessment for additional information.



Co-op Live Reference: Top Box



LED-Integration in facade



Greenery

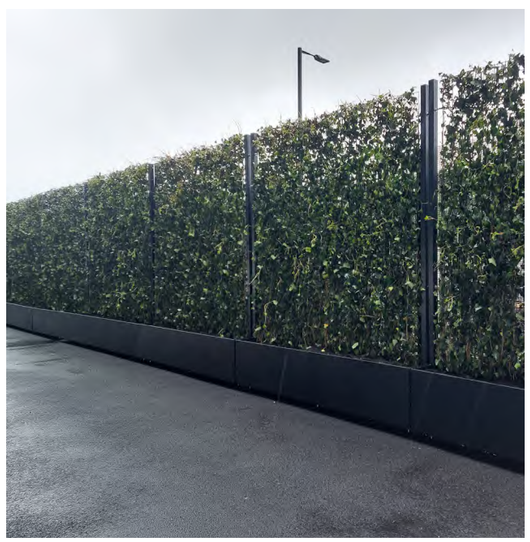
As part of the design development, the canalside structure has been carefully integrated with the surrounding context, particularly the lower canal walkway. A central garden, climbing plants, and integrated planters introduce soft landscaping that enhances biodiversity and improves the visual and sensory quality of the space. Subtle integrated lighting along the walkway will support safety and visibility, especially during evening events. Together, these elements soften the impact of nearby infrastructure and transform the area into a more welcoming, vibrant, and nature-connected public realm.

Mobile Greenery opportunities





Co-op Live Reference: Green Screens



Co-op Live Reference: Landscaping along the South Podium



Co-op Live Reference: Green Wall Along Joe Mercer Way



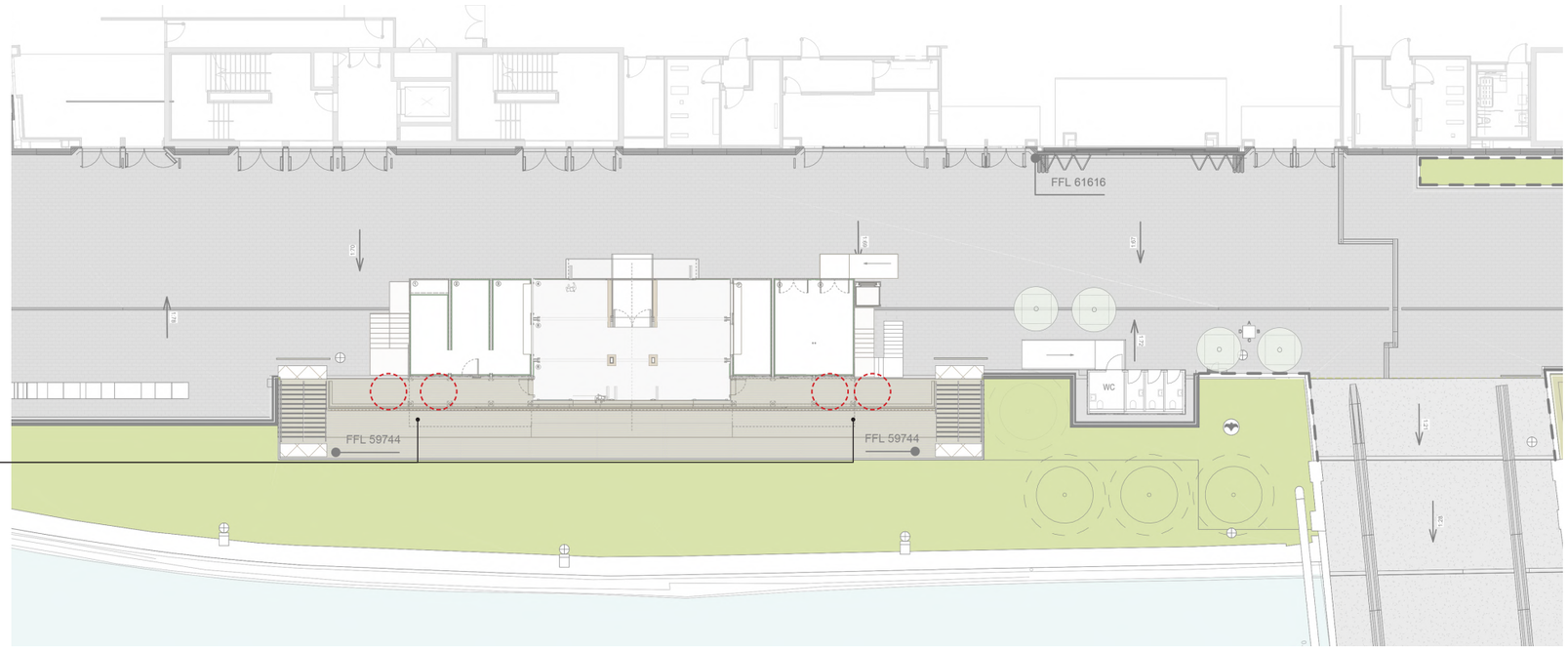
Relocation of Trees

The integration of opportunity for green space and planters acknowledges the requirement to relocate 4no. young, trees without any bird or bat-boxes.
A series of new planters are incorporated into the scheme, providing the opportunity to retain and rehouse these trees within the site boundary. This approach carries through the planting strategy applied along the arena podium, where multiple trees have already successfully been planted in similar black PPC planters.

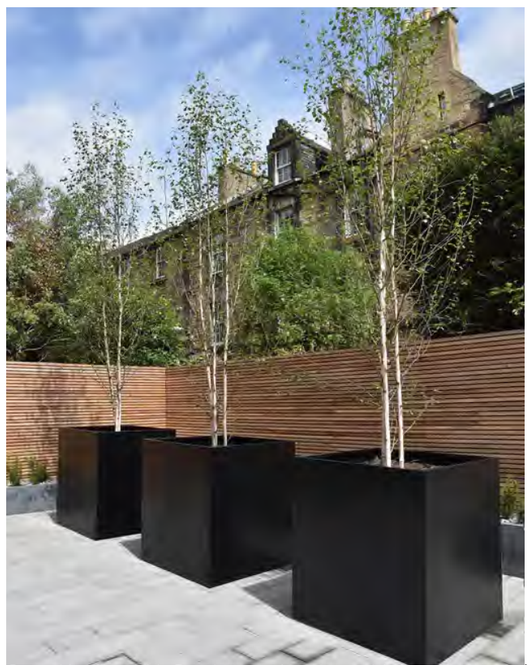


2x 2no. Common Whitebeam (Sorbus aria) to be relocated to similar, free-standing planter on Podium in locations indicated below

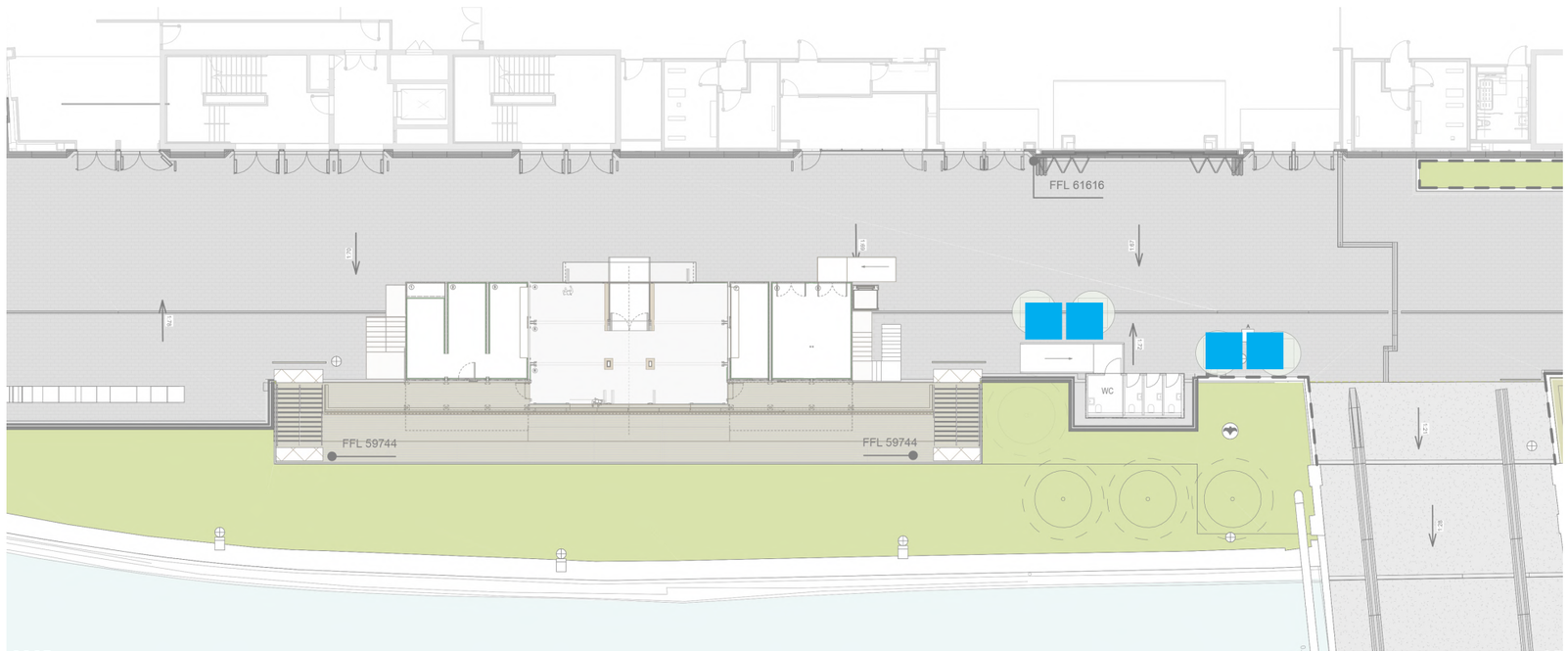
Existing Trees Location (NTS)



Design-reference for planters to proposed



Proposed Trees Location (NTS)



4.0

USES AND OPERATION

LIVE

OVG
OAK VIEW GROUP

Better Green Productions

POPULOUS

Event Day Activation

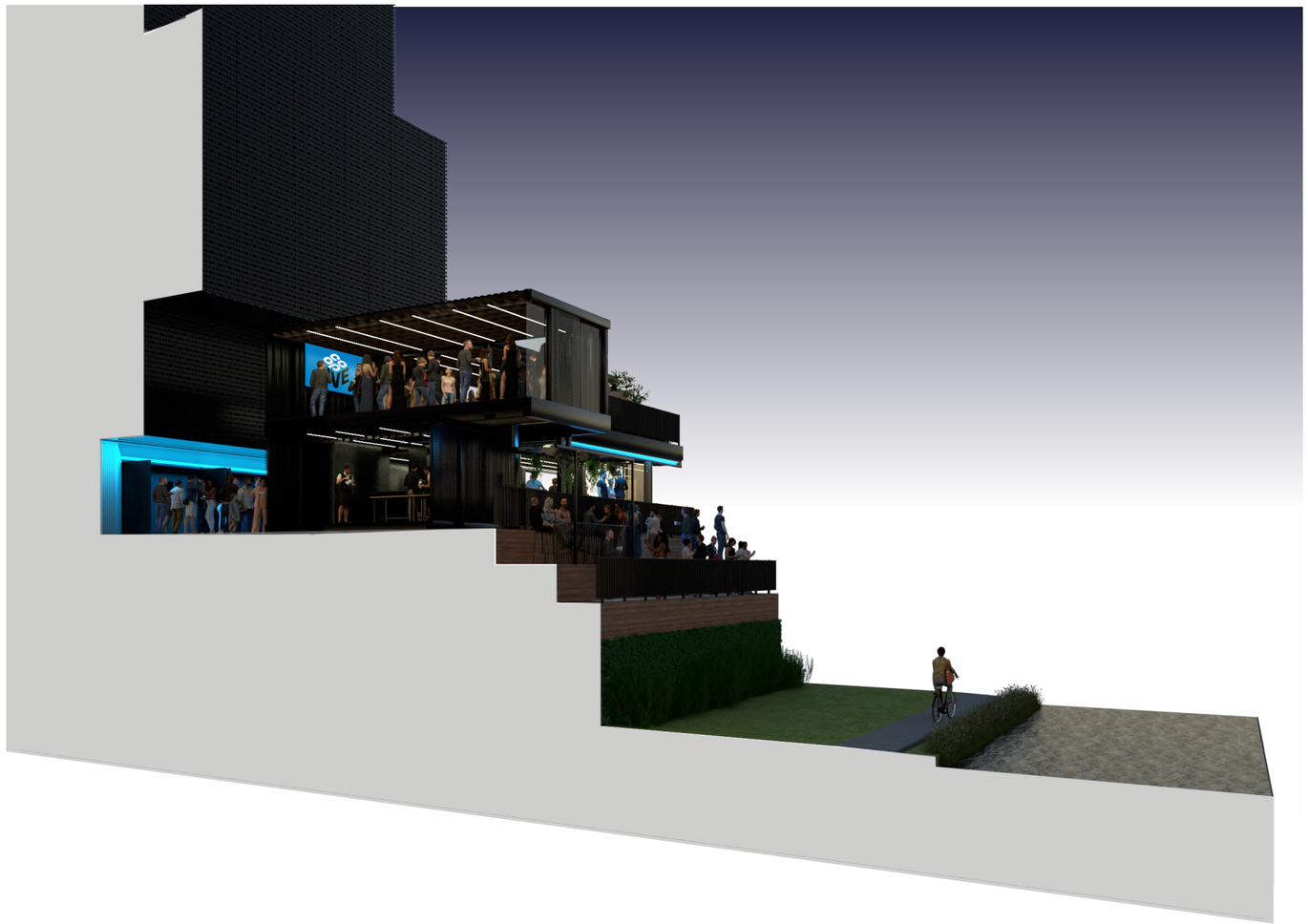
There are a range of operational modes which are set-out in further detail in the Operating Plan submitted in support of this application.

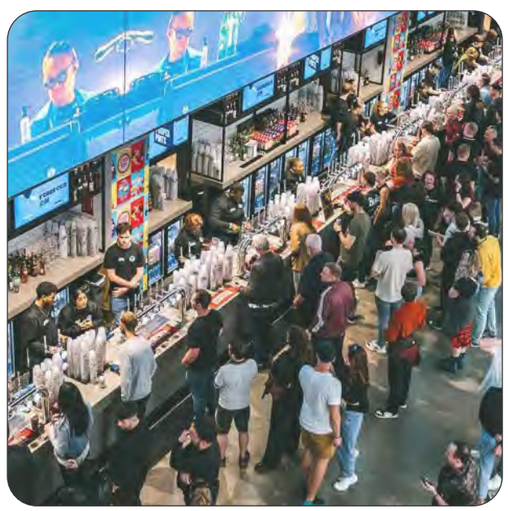
Pre Co-op Live Event

With indicative capacity of 200 on each level plus 100 on existing terrace, the new Canalside proposal aims to become one of the destination that offers food and beverages before a show at the Co-op Live Arena. It is proposed for the space to be open 3 hours before doors open and closes 30 minutes before the main act is on stage.

Campus Events / MCFC Match

It is also proposed for the venue to become a pre-match fanzone for 20+ game days for MCFC, with it being proposed to open from 3.5 hours before kick off and until 30 mins before kick off.









Users and Operation

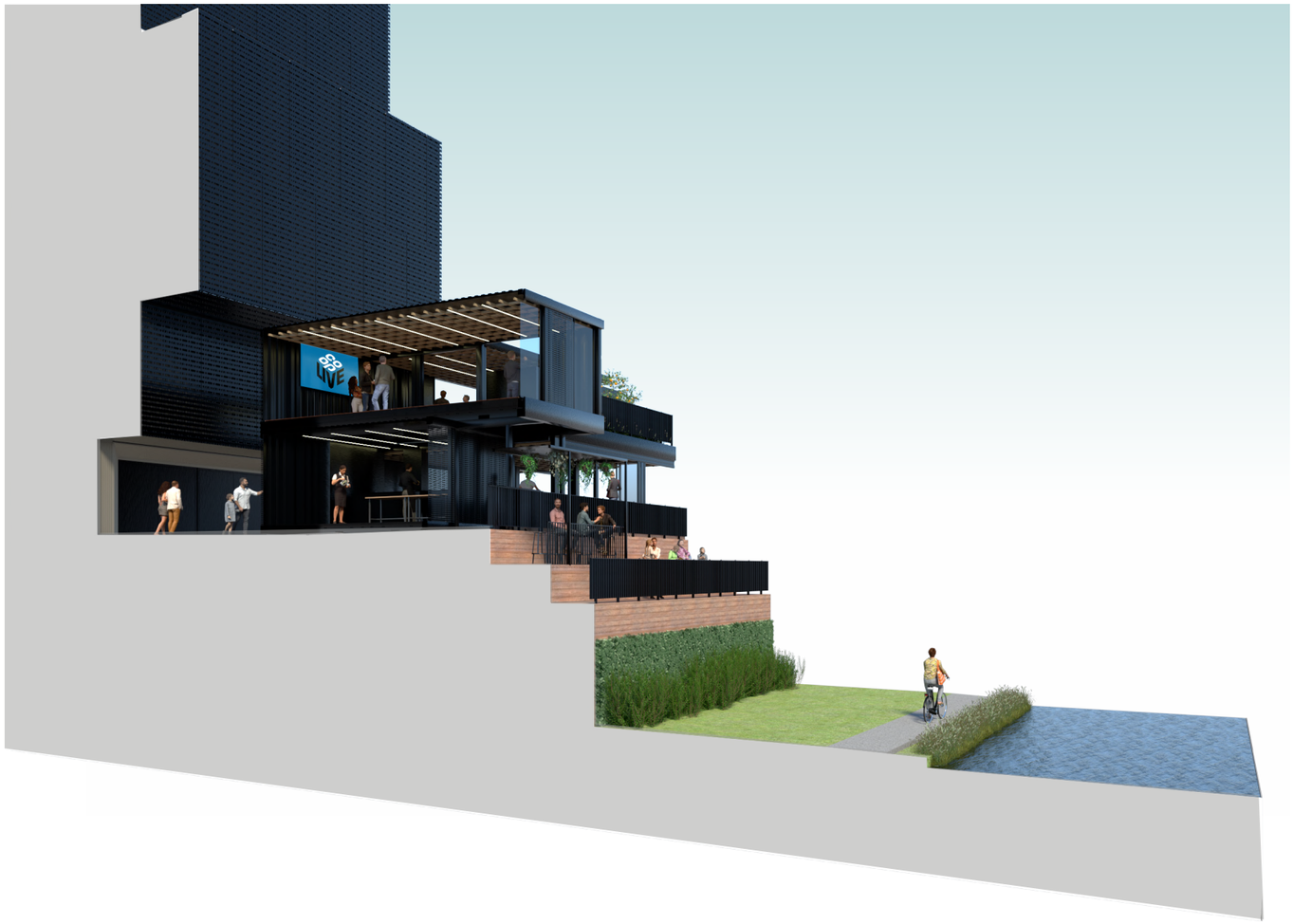
Non-Event Day Activation

Everyday Use

In the event of a non-event day, it is proposed for the Canalside to throughout the day as a cafe, offering a variety of food a beverage offers for guests to enjoy on-site.

Private Hires

It is proposed for the venue to be available for private hires, for communities and private entities.







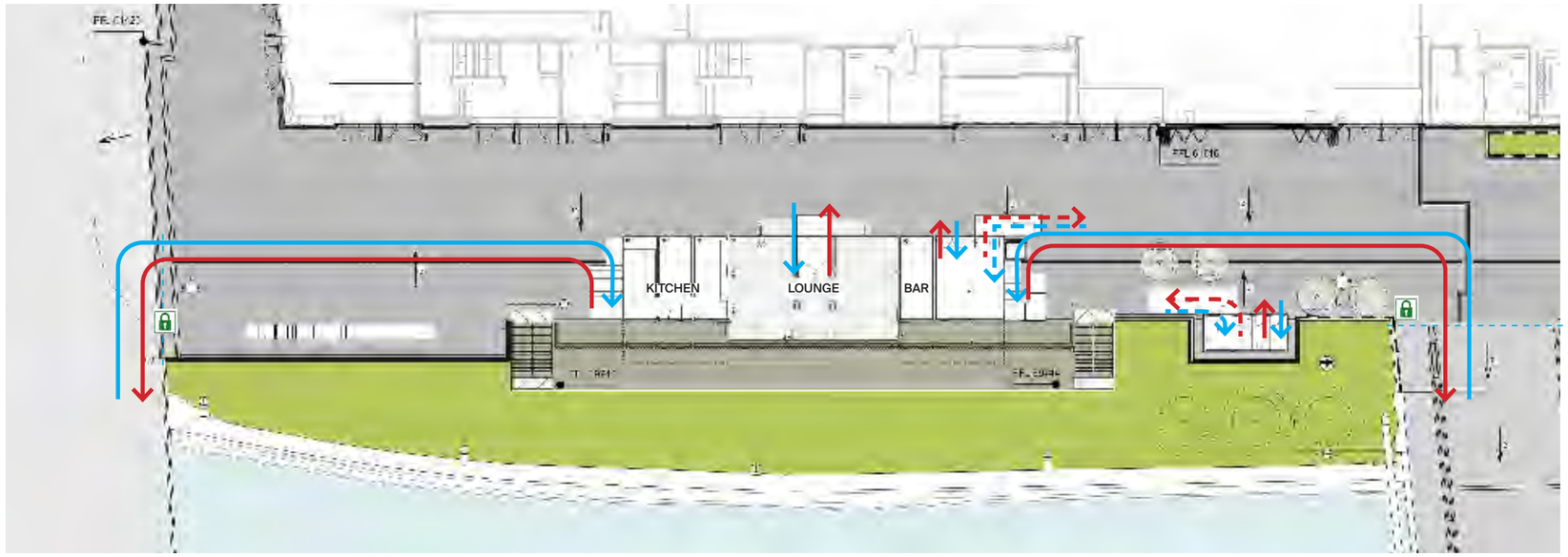


Access, Ingress and Egress

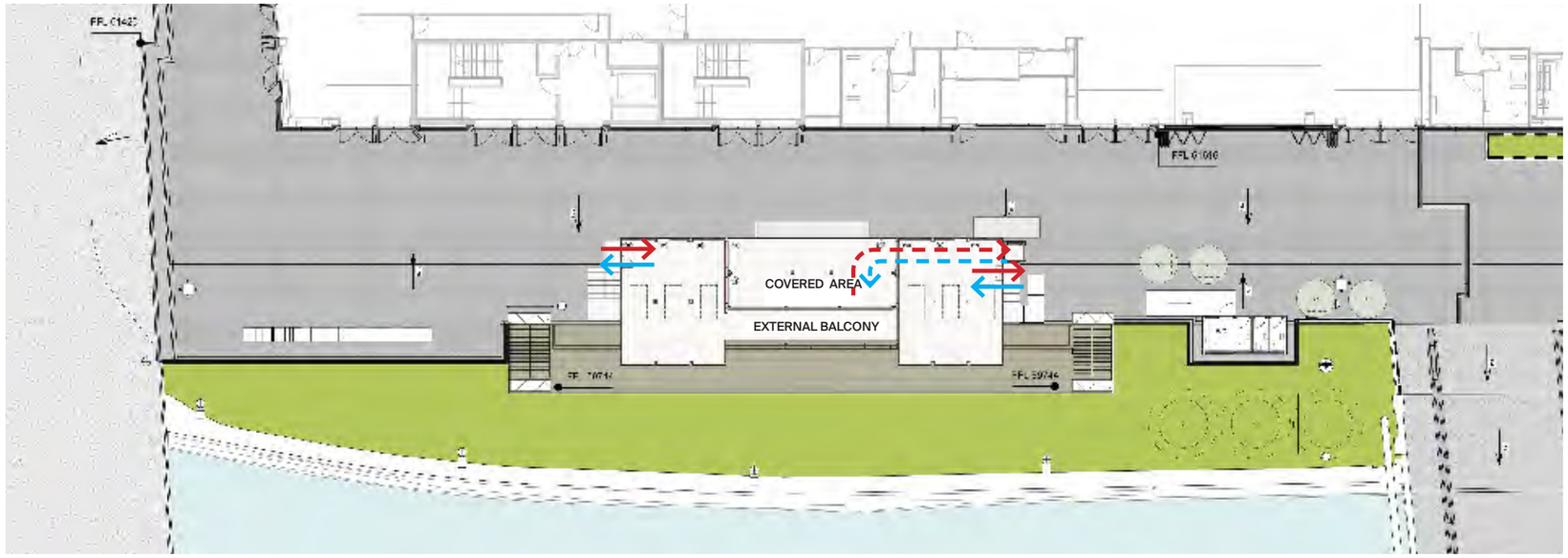
Pedestrian flows - in particular access, ingress and egress - have been robustly tested during the development of the proposal, with the positioning and sizing of elements taking cognisance of Pedestrian Circulation Assessment, submitted in support of this application.

The general access strategy is proposed on the iamges on this page.

Level 0



Level 1

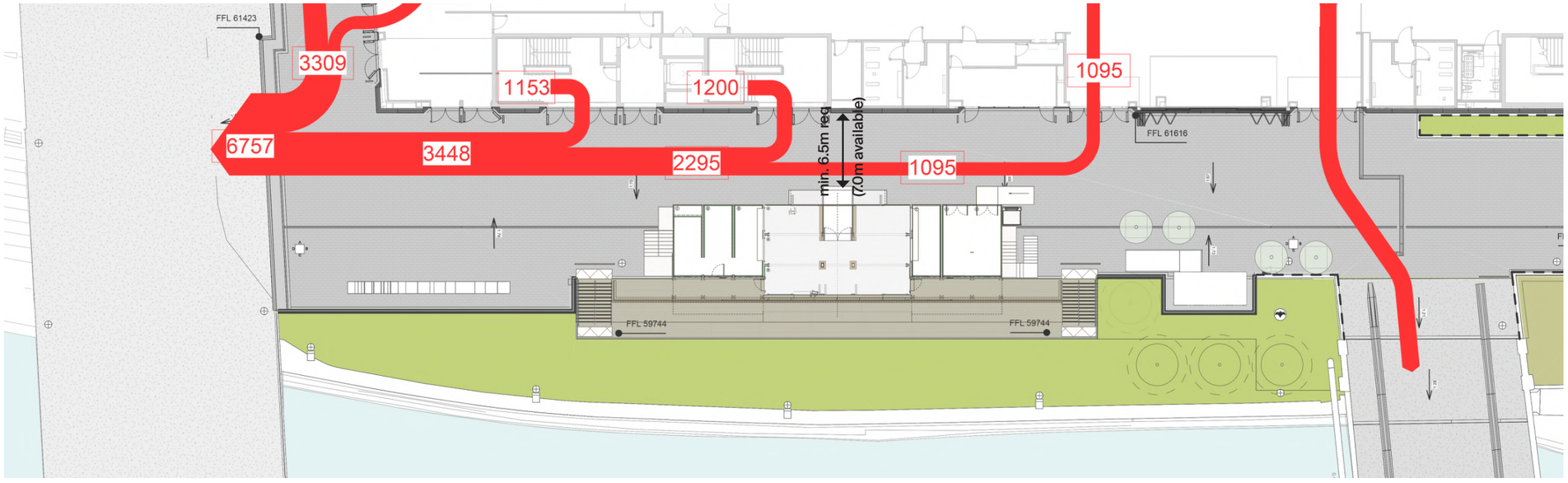


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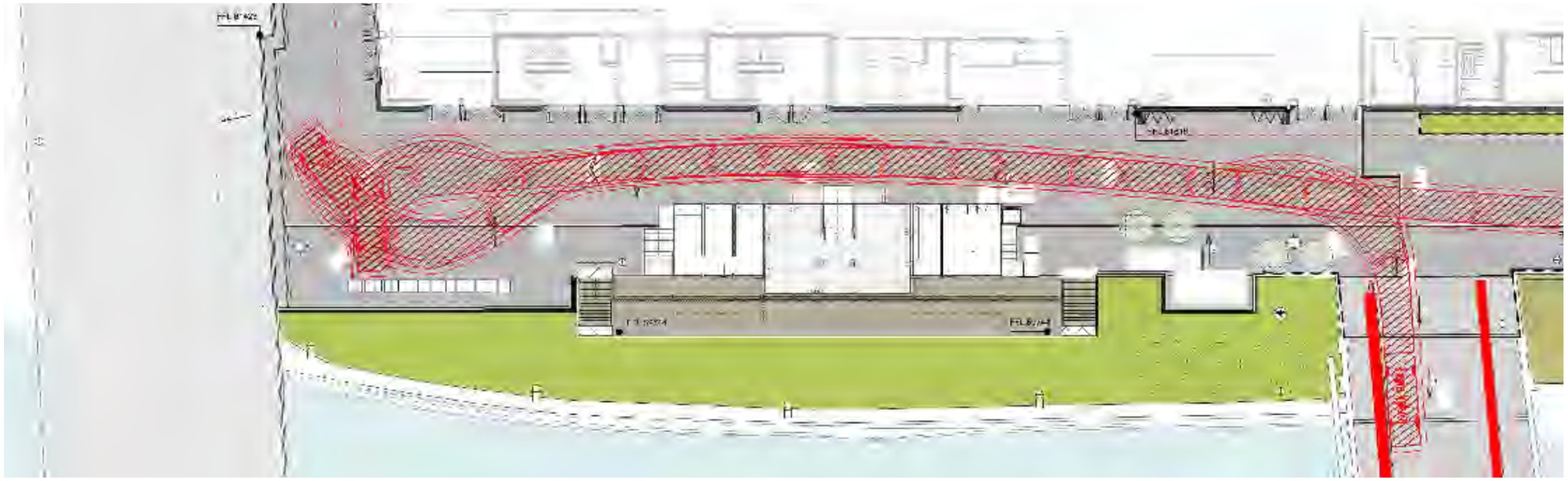
- Boundary/ Security Line
- Potential Security Checkpoint
- Egress Route
- Egress Route (Accessible Users)
- Ingress Route
- Ingress Route (Accessible Users)

EVAC and Vehicular Access

Egress / EVAC Overlay for Co-op Live Arena (NTS)



Vehicular Tracking for Fire Trucks (NTS)



Waste Management

A detailed operational review by the Co-op Live operating team confirms that the existing Co-op Live waste store has suitable capacity to manage the uplift in waste generated by the Canalside proposals. The centralised waste area at Co-op Live already supports a high-volume venue environment, and its infrastructure—comprising eurobins, compactors for Food Waste, DMR and General Waste, Cardboard Baler and segregated storage—is equipped to handle the additional tonnage without requiring modifications.

Forecasts account for daily operational waste and peak event-based surges. A buffer in current capacity ensures the uplift can be absorbed, maintaining compliance with Manchester City Council requirements and internal sustainability targets.

Impact on Collection Frequency and Integration with Existing Operations

The integration of Canalside waste into the Co-op Live system has been assessed in collaboration with the venue's waste management contractor. Under the current model:

- No routine increase in external waste collections is required during standard operating periods.
- During major event days, a flexible additional collection may be introduced to accommodate higher volumes. This will be arranged in advance and absorbed into existing servicing agreements.

All collection schedules will remain compliant with local authority restrictions and avoid increased congestion or disruption to other Co-op Live activities.

Canalside Waste Bin Locations and Recycling Provisions

In line with the 2025 Simpler Recycling reforms, the Canalside development will implement mandatory waste stream separation at point of disposal, including:

- Dry recyclables (paper, card, plastics, metals, glass)
- Food waste
- General residual waste
- Other streams (e.g. textiles or electricals, where applicable)

Facilities include:

- Clearly signed, colour-coded bins
- Strategically placed outdoor eurobin stations (where required), secured and weather-resistant for collection of waste before moving to the Central Waste Store.
- Educational signage and digital reminders to encourage proper segregation by tenants, staff, and event-day vendors

All systems support full compliance with DEFRA's updated requirements and local enforcement protocols.

Waste Transfer: Routes, Methods, and Timings

Waste generated at Canalside will be transported to the Co-op Live central waste store using manual transfer via wheeled eurobins, along designated internal and secure external back-of-house service routes.

- Routes: Through secured internal corridors or designated external podium-level routes, all of which are assessed for safety and ease of movement.
- Method: Waste will be manually transferred using eurobins by trained personnel.
- Frequency and Timing:

  - Daily operations: Waste will be moved after 2:00 PM each day to avoid interference with peak operational or public activity.
  - Event days: On days when Co-op Live is hosting an event, waste transfer will take place after the main act has started, ensuring minimal interaction with high footfall areas and maximising safety.

Contingency Holding Area

In the event that high footfall or operational constraints prevent timely access to the main Co-op Live waste store, a secondary waste holding area has been identified opposite Door F on the East Podium. This area will serve as a temporary storage zone for waste awaiting transfer, with:

- Secure containment using locked eurobins or mobile waste units
- Clearly signed segregation of recyclables and residual waste in accordance with 2025 Simpler Recycling legislation
- Procedures in place to clear this area during the next available transfer window, typically within the same operational period.

This flexible arrangement ensures continuity of waste management operations without compromising safety, hygiene, or crowd control.

Sustainability and Community Impact

OVG and Co-op Live and its partners are committed to delivering social value to local communities, and want those who live and work in the area to benefit from having a state of-the-art facilities nearby.

Being a good neighbour, is a central pillar of Co-op Live's objectives and this facility further develops our ongoing community and city-wide engagement to maximise social value and enhance the area for everyone.

Co-op Live will maintain communication with the local community throughout the construction and operational phases of this facility through existing community open days, neighbourhood forums, website, local e-newsletters, our resident direct phone line and email address.

Table 1 summarises how the proposed F&B and retail space with ancillary performance area responds to MCC's East MCR Social Value Framework measures:

(Extract From Sustainability and Community Access Statement)

Table 1: Social value impact of the proposed new facility

Social Value Objective	Applicant comments
Education, employment, training – inclusive creative economy.	Continuing our work with stakeholders and organisation's in the City to maximise local employment and training opportunities, including working with local job centers, attending jobs fairs at various educational institutions and careers guidance days at local schools. To support the additional 23,200 hours per annum /11 FTE roles required.
Health, wellbeing and quality of life.	Building on Co-op Live's active outreach with community boxing, community days, facilitating volunteering enhancement and local fun runs, this space could support health and wellness activity for community use to help improve physical and mental health outcomes. This area has limited social spaces for people to connect and come together as a community and this proposed space adds a much-needed daytime café for local people to use and enhance the entire neighborhood as a place to live, work and visit.
Community Resilience – locally rooted and culturally distinctive	The arena including this proposed additional facility will be able to host meetings, fundraising events, art exhibitions etc as part of a regular program of private hire and free community use.
Digital Inclusion – East MCR to become a digitally inclusive, with better digital infrastructure, access to digital technology and stronger digital skills	The space will have free wifi for the community to use and makes a great remote office and training facility for digital skills. These two c.60 m2 digital connected spaces with an interconnecting garden provides the opportunity for multiple occupancy use and can house skill development workshops and hotdesking/remote working options for the community.
Zero carbon and sustainability: respond to planetary limits and enable flourishing local ecosystems and climate resilience.	Promote sustainability and be at the forefront of energy efficiency and sustainable design, supporting Co-op Live's wider vision to be the most sustainable UK venue and amongst the world's leading sustainable venues. This facilitate, alongside Co-op Live's existing plan fully supports Manchester Zero Carbon 2038 strategy, with a deliverable route map to achieve this. This build has a 40% CO2 emissions reduction against a building made from traditional bricks/ concrete and tiled roof,. With recycled build materials, 100% renewable energy, rainwater harvesting, LED lighting and efficient insulation/sound proofing, enhanced greenery, zero waste to landfill and no single use plastic.

Accessible Users

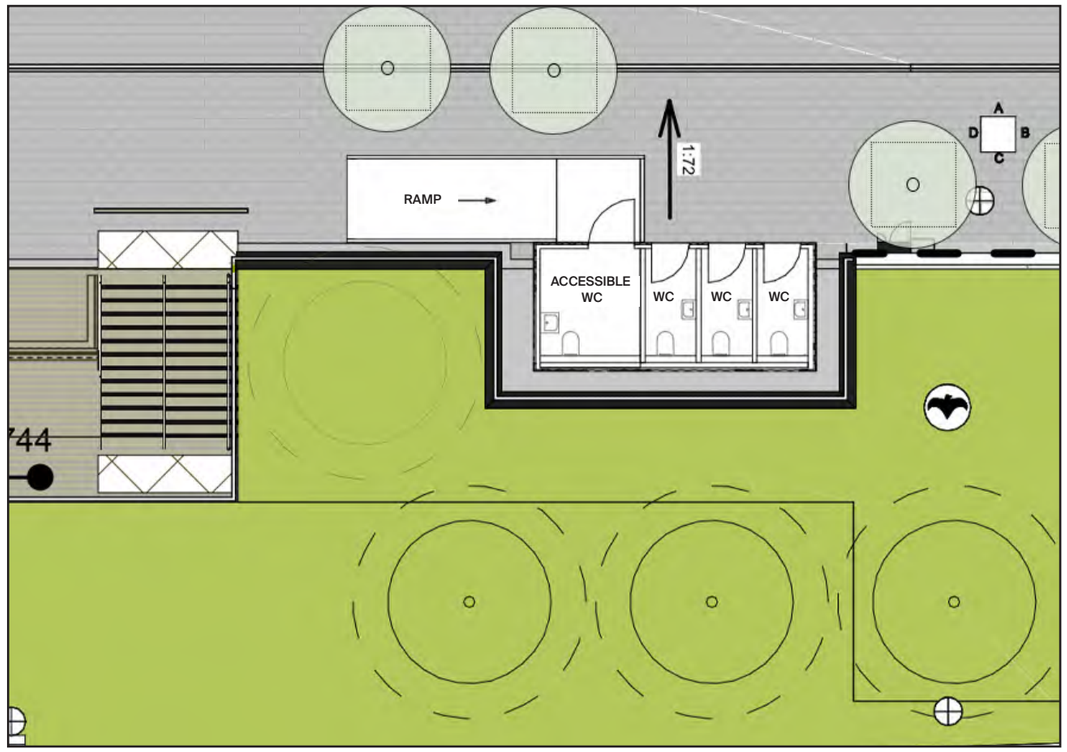
Accessibility and inclusion are central to the Canalside proposal. The development has been carefully designed to ensure that all users, including those with mobility impairments, can enjoy the space equally.

Step-free access is provided throughout, with all key internal areas including the upper level dwell spaces, as well as the upper portion of the terracing overlooking Ashton Canal being accessible by wheelchair. The scheme is designed to follow Approved Document Part M of the Building Regulations and guided by the principles set out in BS 8300-2:2018, ensuring that layouts, access routes, facilities, and signage are inclusive and user-friendly. These measures support a welcoming and accessible environment for visitors on event and non-event days alike.

Additional WCs

Located to the east of the proposed development, the scheme also includes a proposal for additional amenities. This comprises three new WCs and one accessible WC, replacing the previously approved activation space within the consented plans.





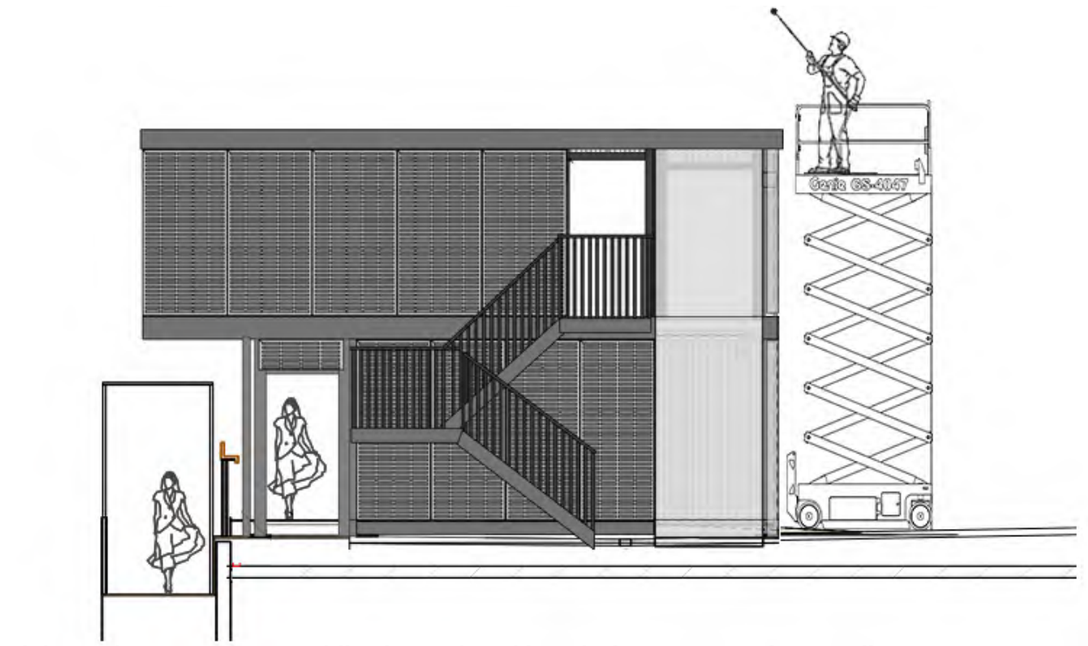
Users and Operation

Access and Maintenance

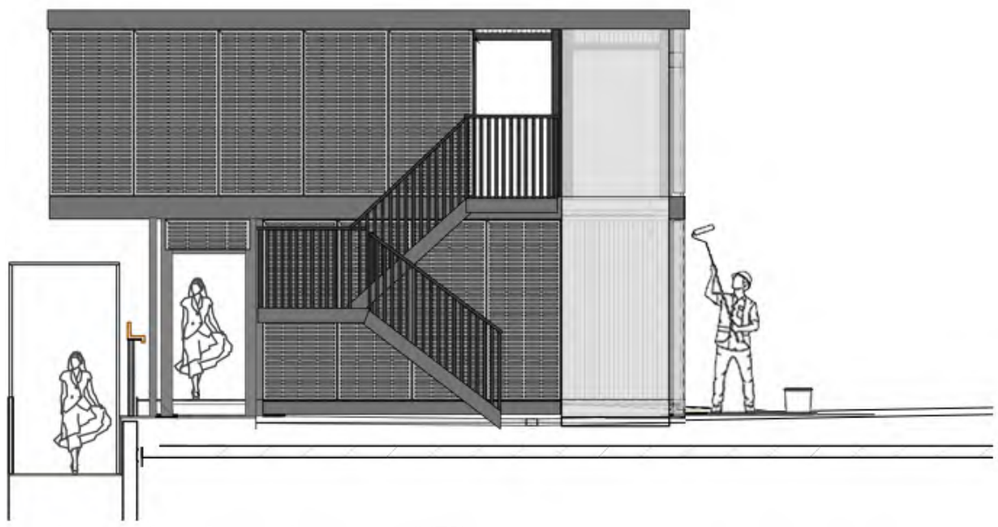
Once installed the structure will require minimal maintenance aside from the standard day to day cleaning and facility upkeep.

All materials used are fit for purpose, durable with warranted long life spans. The external finish to cladding and units will be powder-coated or use of marine grade paint protecting from degradation.

External surfaces and windows can be cleaned and maintained with standard methods.
The low height of the proposal allows for easy high level access. Cleaning tasks can be carried out from ground level, using pole-cleaning equipment.
More extensive maintenance tasks at high level will be carried out by fully trained and competent operatives using a mobile scaffold tower or a mobile elevated working platform (MEWP) positioned on Podium. Surround areas on Podium are designed to allow for machine-access.



High Level access using a Mobile elevated working platform (MEWP) from Podium (NTS)



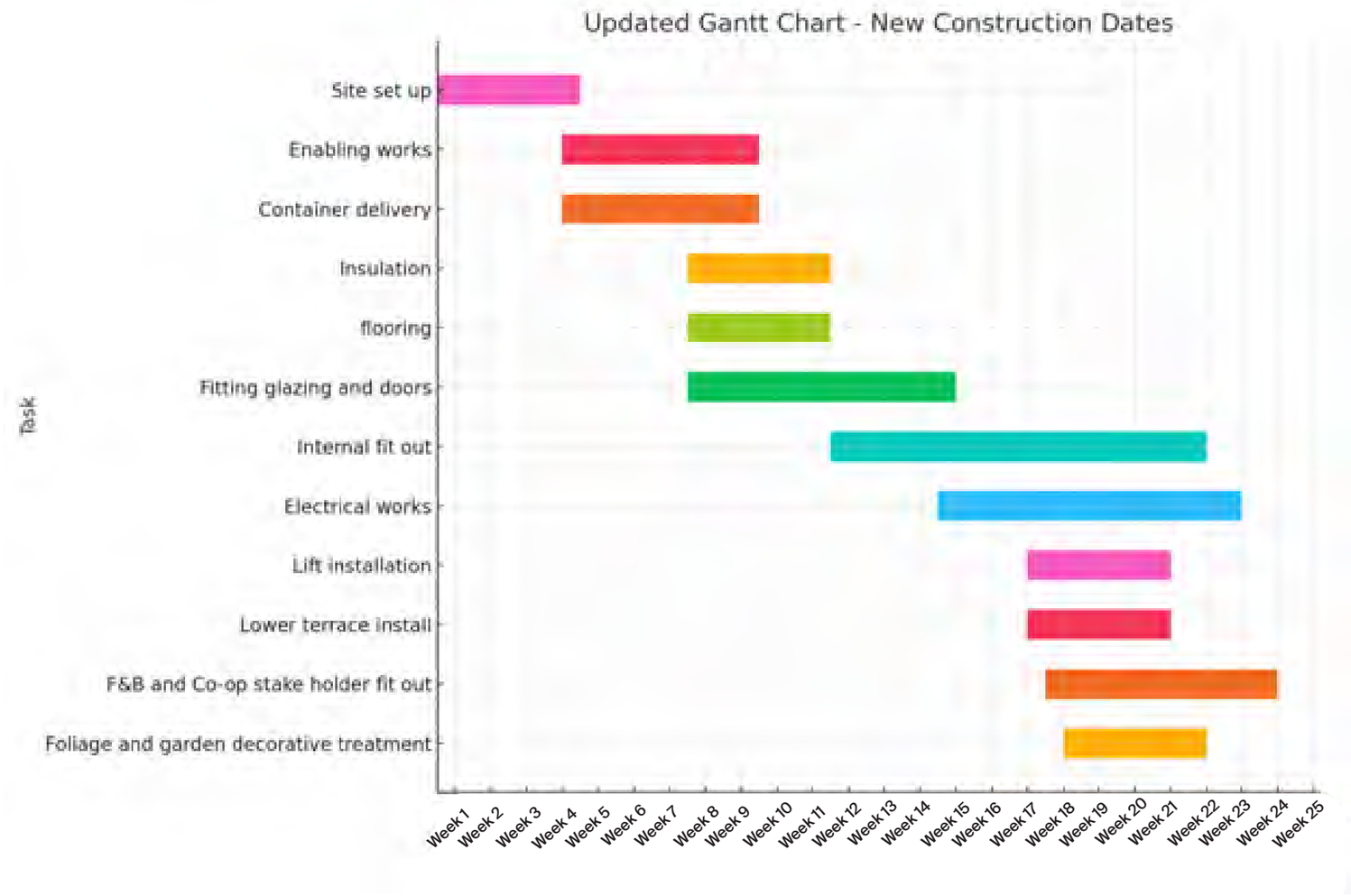
Level access for minor maintenance (NTS)

Construction and Phasing

The construction programme will commence with site setup and enabling works, followed by the delivery and installation of modular container units.

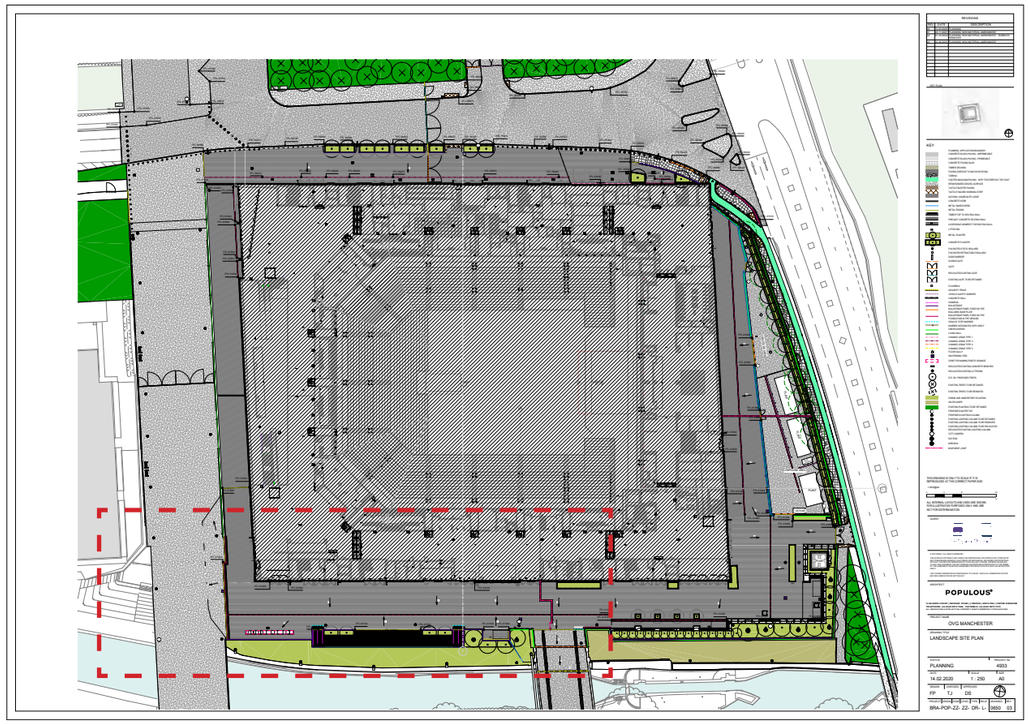
Once in place, insulation and flooring will be completed prior to the fitting of glazing and doors. The internal fit-out will proceed alongside electrical works and the installation of a accessible lift.

Externally, the lower terrace will be constructed, and final landscaping will include foliage and garden treatments. The final phase will involve fit-out works by F&B and Co-op stakeholders to prepare the spaces for occupation and operation.

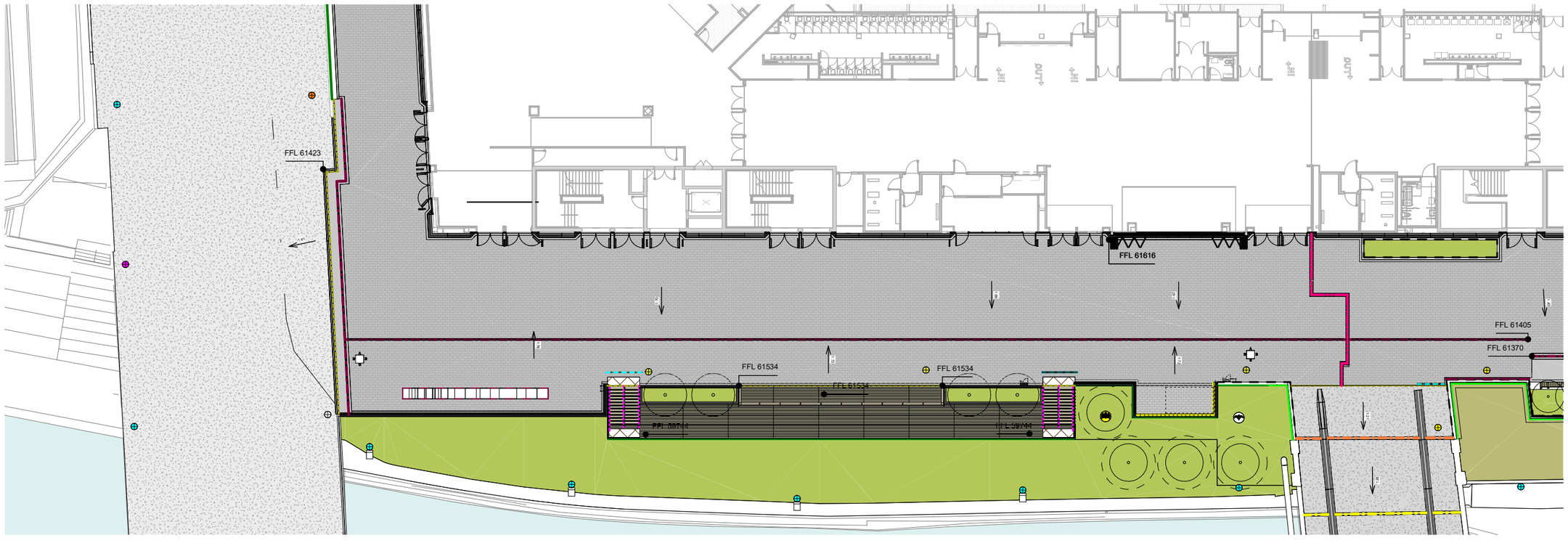


Existing Site Plans

Existing Site Plan Reference: BRA-POP-ZZ-ZZ-DR-L-0650

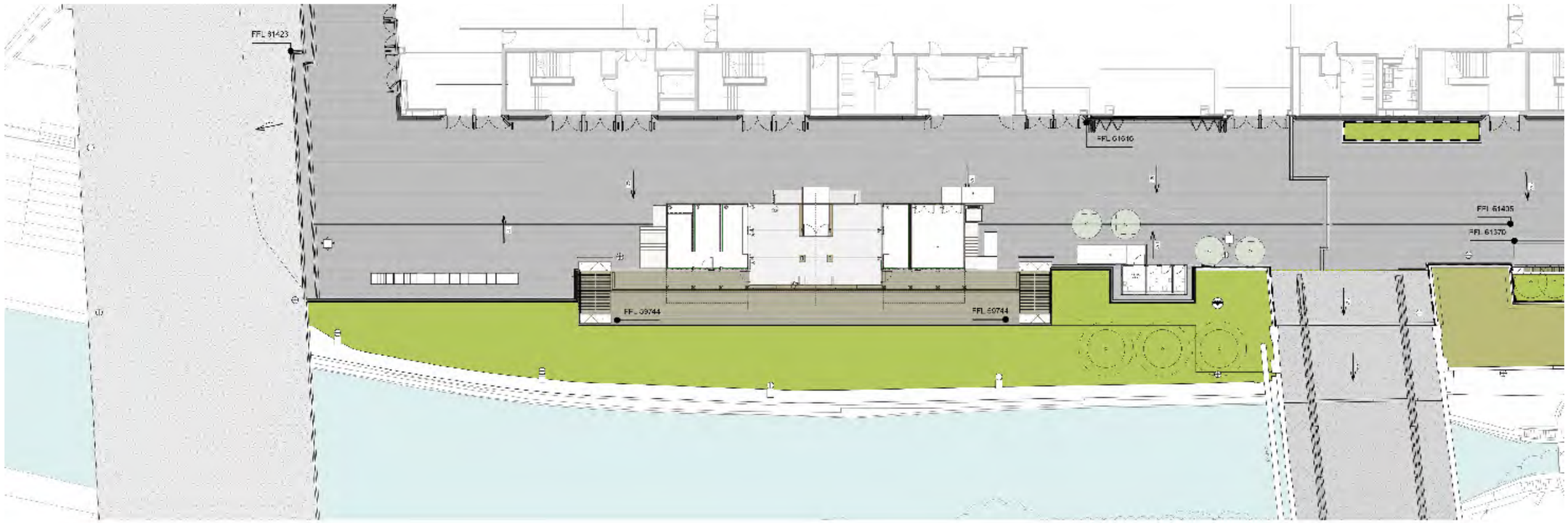


Enlarged Exiting Site Plan

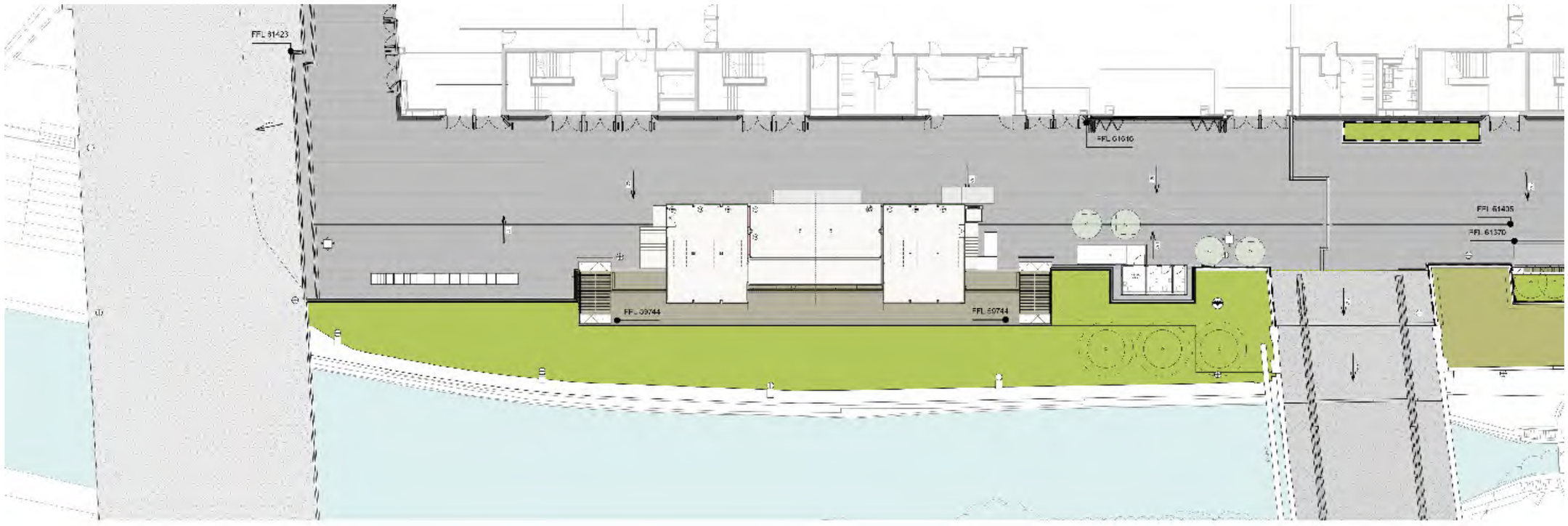


Proposed Site Plans

Enlarged Proposed Site Plan - Level 0 (not to scale)

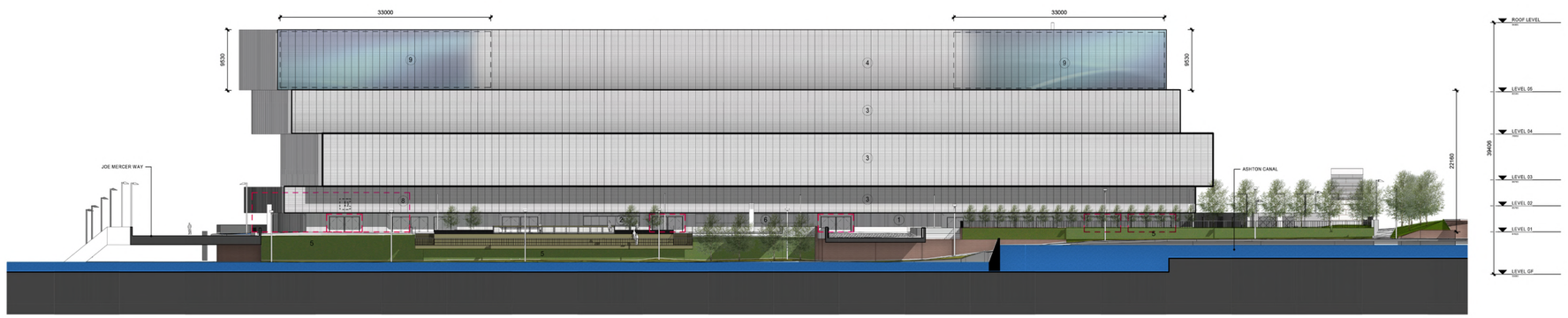


Enlarged Proposed Site Plan - Level 1 (not to scale)

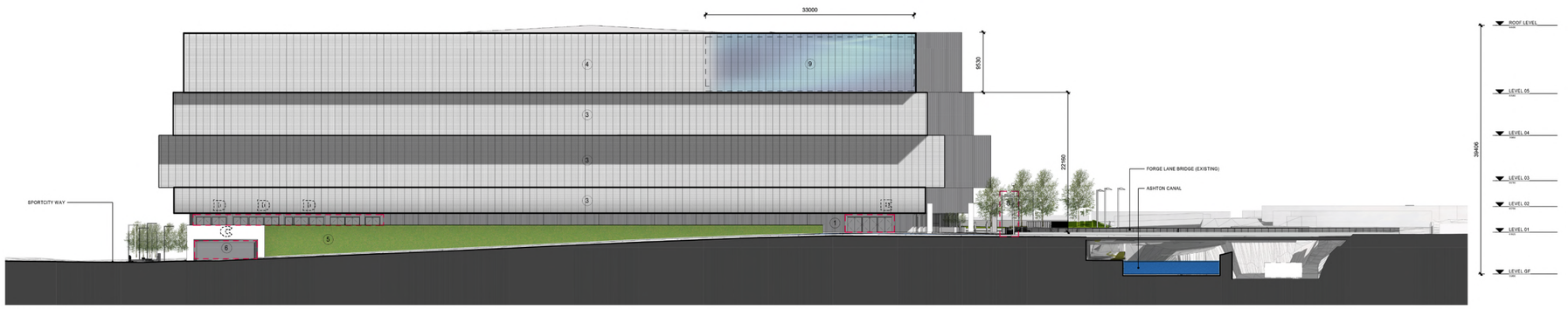


Existing Site Elevation

Existing Site Plan Reference: BRA-POP-XX-ZZ-DR-A-0624



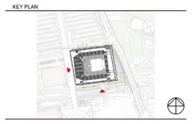
1 ELEVATION - SOUTH
1 : 250



2 ELEVATION - WEST
1 : 250

REVISIONS		
REV	DATE	DESCRIPTION
00	14.02.2020	PLANNING

KEY PLAN



FACADE LEGEND

1. PRECAST CONCRETE FACADE PANEL
2. BOX OFFICE WINDOWS
3. BLACK PERFORATED ALUMINIUM PANEL
4. BLACK PERFORATED ALUMINIUM PANEL WITH LED BEHIND
5. GREEN SCREEN
6. UP AND OVER DOOR - FINISH TO MATCH CONCRETE
7. OFFICE WINDOW
8. ZONE FOR NAMING RIGHTS SIGNAGE
9. MEDIA WALL FACADE ZONE

ZONE FOR NAMING RIGHTS SIGNAGE

THIS DRAWING IS ONLY TO SCALE IF IT IS REPRODUCED AT THE CORRECT PAPER SIZE

1:250@A0

0 5 10 20

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OVG International

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PROJECT NAME

OVG MANCHESTER

DRAWING TITLE

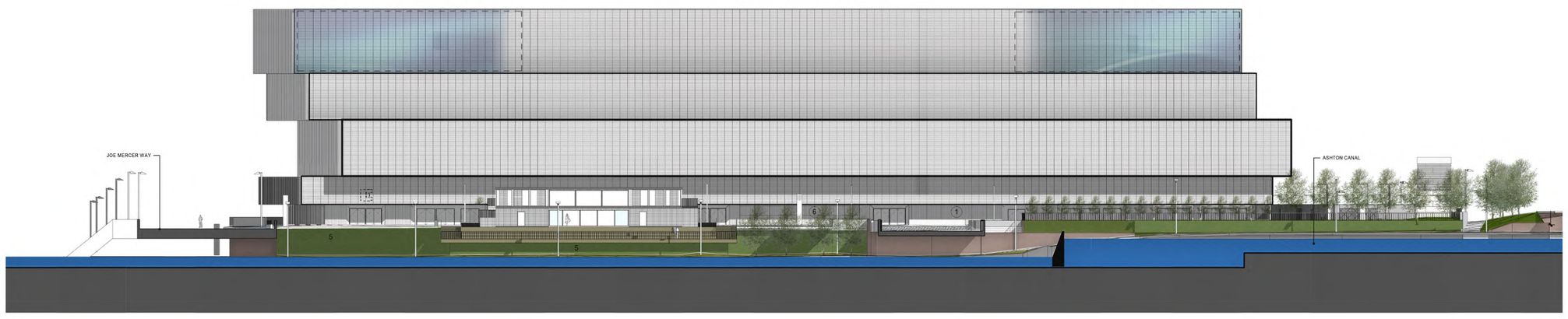
ELEVATIONS

STATUS		PROJECT No.
PLANNING		4933
DATE	SCALE	SIZE
14/02/2020	1 : 250	A0
DRAWN	CHECKED	APPROVED
GK	PG	DS

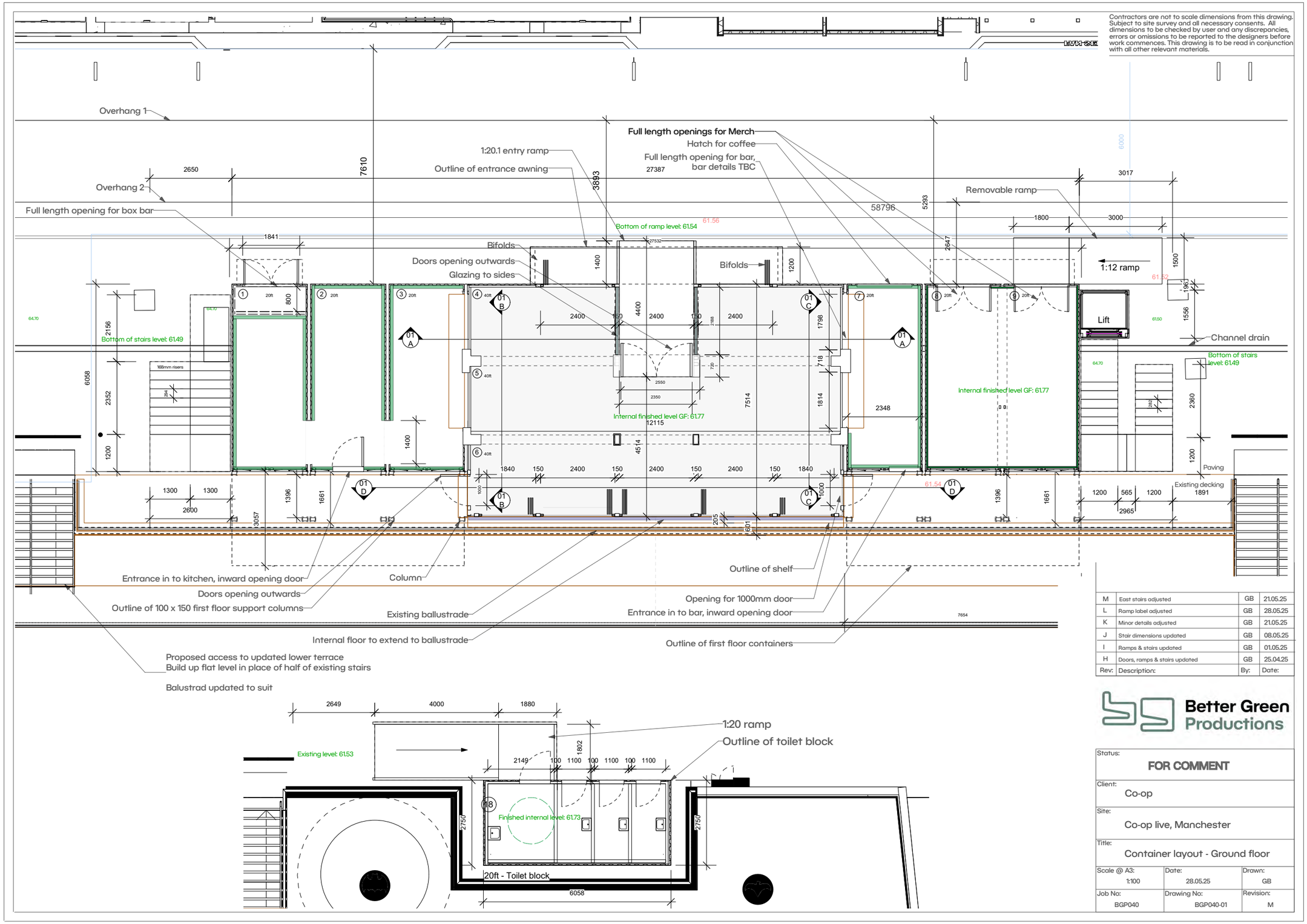
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRAWING	REV
BRA-	POP-	XX-	ZZ-	DR-	A-	0624	00

Proposed Site Elevation

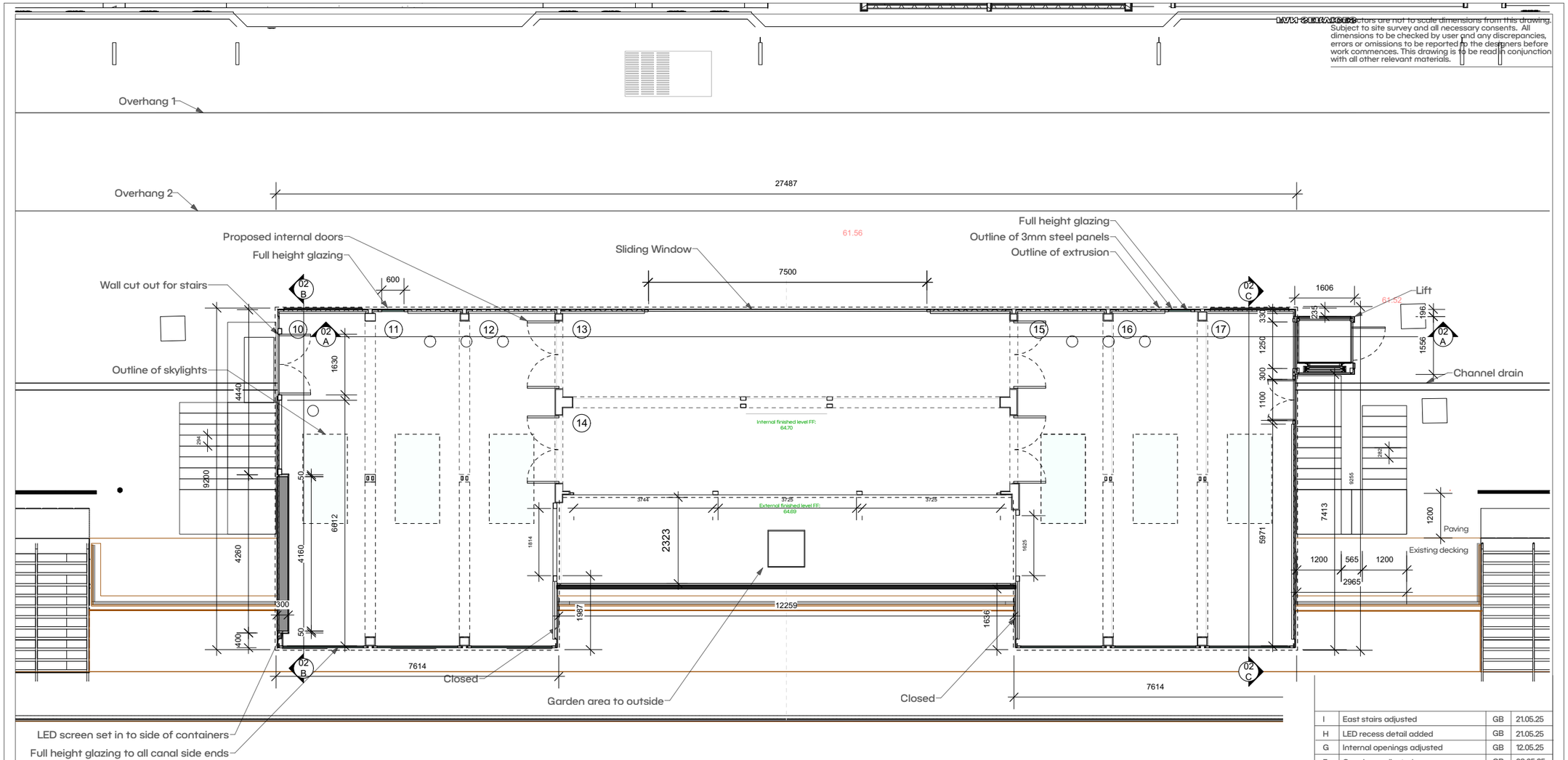
Enlarged Proposed South Elevation (not to scale)



Proposed Plans (not to scale)



Proposed Plans (not to scale)



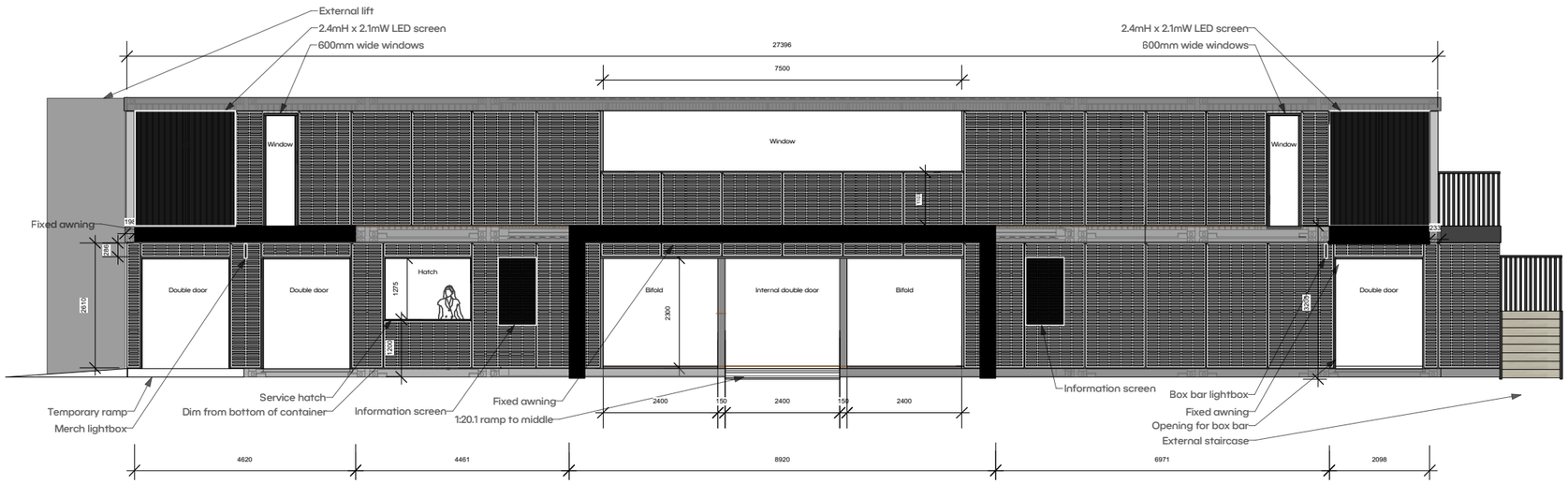
Rev:	Description:	By:	Date:
I	East stairs adjusted	GB	21.05.25
H	LED recess detail added	GB	21.05.25
G	Internal openings adjusted	GB	12.05.25
F	Openings adjusted	GB	09.05.25
E	Openings adjusted	GB	25.04.25
D	Details adjusted	GB	23.04.25

Better Green Productions

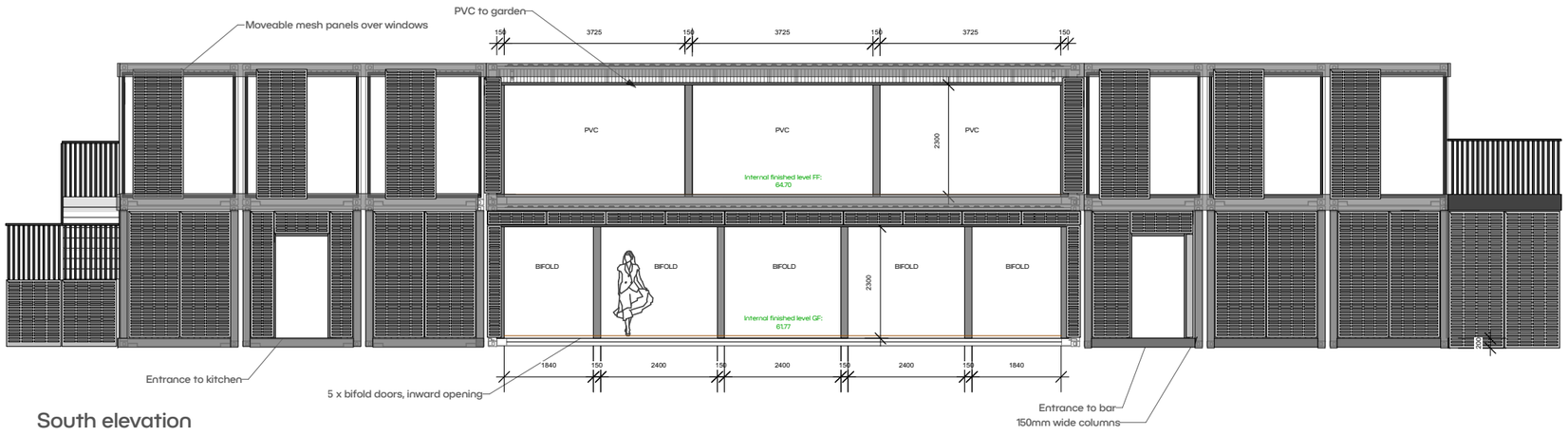
Status: FOR COMMENT		
Client: Co-op		
Site: Co-op live, Manchester		
Title: Container layout - First floor		
Scale @ A3: 1:100	Date: 29.05.25	Drawn: GB
Job No: BGP040	Drawing No: BGP040-02	Revision: I

Proposed Elevations (not to scale)

Contractors are not to scale dimensions from this drawing. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the designers before work commences. This drawing is to be read in conjunction with all other relevant materials.



North elevation



South elevation

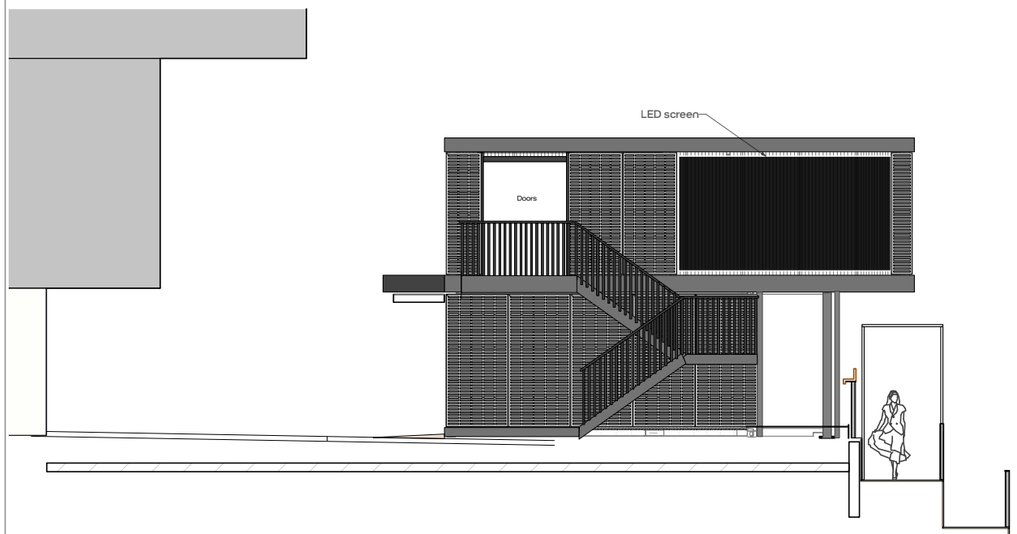
Rev:	Description:	By:	Date:
H	Door details adjusted	GB	12.05.25
G	LED details adjusted, door details updated	GB	09.05.25
F	Stair & ramp details adjusted	GB	01.05.25
E	Opening details adjusted	GB	27.04.25
D	Co-op side elevation adjusted, ramp details adjusted	GB	24.04.25
C	Ramp & level details updated	GB	22.04.25

Better Green Productions

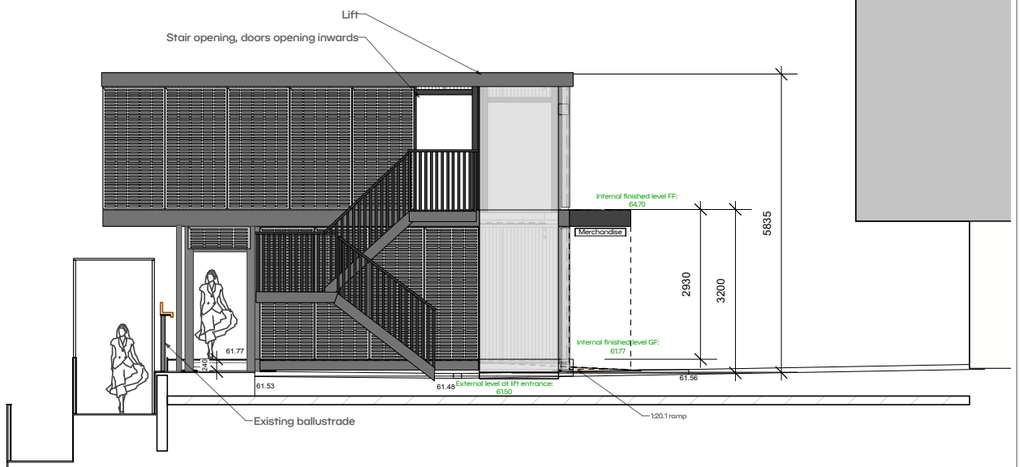
Status: FOR COMMENT		
Client: Co-op		
Site: Co-op live, Manchester		
Title: Coop external elevations, sheet 1		
Scale @ A3: 1:100	Date: 12.05.25	Drawn: GB
Job No: BGP040	Drawing No: BGP040-05	Revision: H

Proposed Elevations (not to scale)

Contractors are not to scale dimensions from this drawing. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the designers before work commences. This drawing is to be read in conjunction with all other relevant materials.

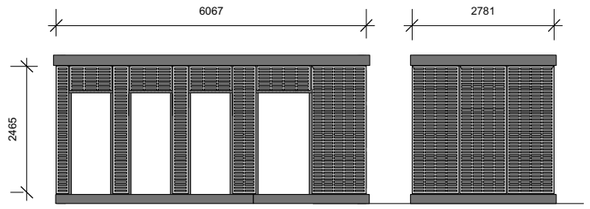


West elevation



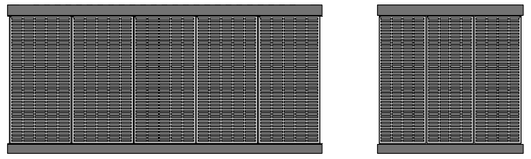
East elevation

Toilet block elevations



North elevation

East elevation



South elevation

West elevation

Rev:	Description:	By:	Date:
I	East stairs adjusted	GB	29.05.25
H	Door details adjusted	GB	12.05.25
G	LED details adjusted, door details updated	GB	09.05.25
F	Stair & ramp details adjusted	GB	01.05.25
E	Opening details adjusted	GB	27.04.25
D	Co-op side elevation adjusted, ramp details adjusted	GB	24.04.25

Better Green Productions

Status: FOR COMMENT		
Client: Co-op		
Site: Co-op live, Manchester		
Title: Coop external elevations, sheet 1		
Scale @ A3: 1:100	Date: 29.05.25	Drawn: GB
Job No: BGP040	Drawing No: BGP040-050	Revision: I