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6 March 2026

Manchester City Council
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Collar Site, Etihad Campus, East Manchester – Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for a three-storey approx.600 capacity entertainment venue (Sui Generis), associated infrastructure, access and servicing, management, and public realm improvement.

The Applicant is Manchester City Football Club (hereinafter referred to as 'the Applicant').

The Site

The Site is circa. 0.63ha and currently used as a temporary construction compound for the North Stand Expansion scheme at the Etihad Stadium (Ref: 136763/FO/2023).

The Site is bound by the Metrolink line to the north, Alan Turing Way to the east, Gibbon Street to the south, and Loverose Street to the west.

The Site is within the Etihad Campus in East Manchester within Ancoats and Beswick Ward. The Site is located within the Eastlands Regeneration Framework (2017) (the "ERF") area and is identified as the "Collar Site".

The Proposed Development

The Applicant has partnered with PopHouse (an entertainment company) to bring Mamma Mia! The Party (MMTP) – an immersive theatrical dining experience created by Björn Ulvaeus – to Manchester. The overarching intention is that guests will be seated within a "Greek taverna" for a meal whilst a live theatrical performance of Mamma Mia! take place around them.

This new venue is the next exciting step in the Etihad Campus's journey, building on its success as a global hub for sport and entertainment. The immersive events space will enhance its offering and further cement the campus as a premier destination for unparalleled entertainment 24/7, day and night.

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Description of Development

The formal description of the Proposed Development as covered in the application form is set out below:

"Full Planning Application for creation of a three-storey entertainment venue (Sui Generis), associated infrastructure, access, servicing, management, and public realm improvement."

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

Document	Responsibility
Application Form and Notices	Deloitte
Covering Letter	Deloitte
Suite of Drawings	PRP
Accommodation Schedule	PRP
Design and Access Statement	PRP
Landscaping Plans	Plan-it
Planning Statement - incl. Statement of Consultation and Green and Blue Infrastructure Statement	Deloitte
Phase 1 Ground Contamination Report	Calibre
Crime Impact Statement	Greater Manchester Police
Daylight/Sunlight Technical Note	Pager Power
Ecology including the Preliminary Ecological Assessment	Niche
Heritage Statement	Deloitte
Lighting Assessment	Griffiths Evans
Operating Schedule / Event Management Strategy	Applicant
Environmental Standards Statement	Griffiths Evans

Document	Responsibility
Energy Statement	Griffiths Evans
Local Labour Agreement	Applicant
Delivery and Servicing Strategy	Applicant
TV and Radio Reception Survey	Pager Power
Ventilation, Extraction and Odour	Griffiths Evans
Waste Management Strategy	Applicant
Construction Management Plan	ES Global
Air Quality Assessment	Hoare Lea
Noise Impact Assessment	Hoare Lea
Transport Statement	Arup
Framework Travel Plan	Arup
Crowd Management Strategy	GHD
Archaeological Desktop Report	Oxford Archaeology Ltd
Drainage Strategy	Calibre
Flood Risk Assessment	Calibre
Coal Mining Risk Assessment	Calibre

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Environmental Impact Assessment

It is considered an EIA is not required for the proposals; this is based on our assessment below:

Background:

Manchester City Football Club (MCFC) are bringing forward an immersive events space with a capacity of up to 600 seats, on an area referred to as The Collar Site, through a Full Planning Application. The area of land is to the North East of the Etihad Football Stadium bounded by Alan Turing Way to the east, Loverose Street to the west, Gibbon Street to the south and the tram line to the north ('the Site').

The Site currently being uses temporarily for contractor compounds, welfare and storage facilities associated with the adjoining North Stand development at the Etihad Campus.

EIA Screening Summary:

1. Does the proposal fall under any of the Schedule 1 development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017? No – the Proposed Development is not of a type or scale which would necessitate its categorisation within Schedule 1 of the EIA Regulations.

2. Under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal is expected to fall under category 10b "Urban development projects", which would necessitate an EIA if:

1. The development includes more than 1 hectare of urban development which is not dwellinghouse development. The proposal falls below 1 hectare of urban development.

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2. The development includes more than 150 dwellings. The proposal comprises an immersive events space. The proposal does not comprise creation of any dwellings.

3. The overall area of the development exceeds 5 hectares. The overall area (0.63ha) of the development falls significantly below 5 hectares.

Relevant Planning Frameworks:

National Planning Policy Framework (NPPF): The development aligns with Chapter 6 by supporting economic growth through the redevelopment of an underutilised brownfield site into a unique visitor entertainment venue.

Manchester's Core Strategy (2012): The site is identified as a key location for a nationally significant leisure, recreation, and entertainment visitor attractions as well as developments that are predominantly leisure or tourism based (Policy EC 7). The development promotes sustainable transport (T2, CC5) by being well-connected to public transport and providing no car parking.

Places for Everyone (2024): This framework supports significant job and housing growth in the city region's core, including the Etihad campus. It also emphasises the conservation and enhancement of heritage assets (JP-P2) and prioritises brownfield land use and remediation for sustainability (JP-S1). A Heritage Statement and Sustainability Statement will be submitted.

Other Material Considerations:

MCC Guidance: The development is informed by the Eastlands Regeneration Framework (2017), Design for Access 2 (2003), and Guide to Development in Manchester (2007), aligning with the vision for East Manchester's regeneration.

Sensitive Areas: The site is not located within any designated sensitive areas such as SSSIs, National Parks, or World Heritage Sites.

Heritage: While the site itself contains no listed buildings or conservation areas, there are several listed structures within 1km, including some adjacent or within 150m. A Heritage Statement has been prepared to assess potential impacts and concludes no harm.

Archaeology: Extensive archaeological assessments have been conducted since 2000. Previous watching briefs and a current Written Scheme of Investigation (WSI) for the North Stand area (Application Reference: 136763/FO/2023) are in place. It is considered that the Proposed Development will not cause significant archaeological impacts requiring an Environmental Impact Assessment (EIA).

Flood Risk and Drainage: The site is in Flood Zone 1 (minimal flood risk) but is within a Critical Drainage Area. There is a low risk of surface water flooding in some areas. A Flood Risk Assessment and Drainage Strategy is submitted with the planning application.

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EIA Screening Assessment

	Criteria	Discussion	EIA Required?
EIA Regulations	Schedule 2 of the EIA Regulations	The Proposal is for an entertainment venue of 4,021sq m (GEA), on land covering c. 0.63 hectares Therefore, the proposals are not considered to fall within Schedule 2 Category 10 (b) Urban Development Projects and therefore do not require further assessment under Schedule 3 of the EIA Regulations in order to screen whether an EIA is required.	No
	Does the Site lie within or adjacent to a *"sensitive area"*	No, the Site does not lie within or adjacent to a *"sensitive area"*	No
Planning Practice Guidance	Scale of development compared to the previous use	The Site currently comprises vacant land and therefore any development on the Site would be of a greater scale to the existing use and previous use	No
	Whether the types of impact are of a markedly different nature	It is considered that the Proposed Development will be in keeping with the surrounding form of development, and any likely impacts would be limited in nature	No

	Criteria	Discussion	EIA Required?
	Potential for a high level of contamination to exist	A Phase 1 (Desktop) Geo-Technical Report has been completed by Calibre and will be submitted alongside the Planning Application.	No
	Development of sites not previously intensively developed if Site area is more than 5 hectares	The Site is under 5 hectares	No
	Development of sites not previously intensively developed if it would provide a total of more than 10,000m2 of new commercial floorspace	The Proposed Development will be undertaken on previously developed land (brownfield land), and 4,021 sqm (GEA) entertainment space, thus, the Proposed Development does not meet these criteria.	No
	Whether there would be significant urbanising effects in a previously non-urbanised area	As the Proposed Development consists of development on a brownfield site, it would not significantly urbanise the surrounding area, by virtue of the existing built form in the vicinity of the Site.	No

	Criteria	Discussion	EIA Required?
	How will the proposal address the key issues to consider for a scheme of this type, as set out within the NPPG	The EIA thresholds table considers that for a scheme of this type the following issues should be considered: • Physical scale of such developments • Potential increase in traffic • Emissions and noise The Proposed Development is in accordance with the allocation in the Manchester Core Strategy. In allocating the land for future development, the relevant technical matters have been previously considered by the Local Planning Authority and will be assessed in detail through the requisite technical assessments in support of the Full Planning Application.	No

EIA Screening Checklist:

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
1. NATURAL RESOURCES		

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	**Yes -** Potential physical changes to the Site as a result of the Proposed Development are anticipated which would include: Construction of new buildings and associated works; and • Earthworks including excavations. • Facilities for storage of goods and materials associated with construction; • New road traffic during construction; • Transport of personnel or materials for construction and operation activity which could have an impact on the environment in terms of noise, vibration, and dust; and • Influx of construction workers to the area temporarily.	**No** - The effects are likely to be of local significance only, will not affect an environmentally sensitive area, and are unlikely to give rise to unusually complex or potentially hazardous effects.
Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals	**Yes -** The Proposed Development relates to the construction of an entertainment venue development.	**No** - The extent of that impact will be mitigated through a sustainable design and construction approach to the development that accords with current legislative requirements and, where practicable, best practice advice.

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
or energy which are non-renewable or in short supply?	The construction phase will involve the use of building materials some of which will be derived from natural resources. The operational phase will also use natural resources.	The operational phase of the Proposed Development will be designed to minimise the use of natural resources and appropriate measures will be put in place to achieve this through, for example, the efficient use of energy, water and minimisation of waste.
Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	**No -** The surrounding area does not contain important, high quality or scarce resources which could be affected by the development.	
2. WASTE		
Will the project produce solid wastes during construction or operation or decommissioning?	**Yes -** It is inevitable that the construction and proposed use of the Site will generate waste.	**No** – It is to be anticipated that the construction and proposed use of the Site will produce waste. However, opportunities shall be taken through a CEMP to reduce this construction waste. Should any ground contamination be discovered it will be treated or appropriately disposed of off-site. This will be undertaken in accordance with all relevant legislation. It is not considered that these issues are significant, unusual, complex, or of any more than local importance.

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		Operational waste will be managed in accordance with the submitted Waste Management Strategy, aligning with the wider campus strategy, ensuring that waste generation and disposal do not lead to significant environmental effects.
3. POLLUTION AND NUISANCES		
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	**Yes -** During the construction phase, activities may produce minor amounts of dust from the handling of building materials, and the production of particulate matter and emissions through the use of construction plant and equipment.	**No** - Release of emissions to the air during demolition and construction will be managed and controlled through the implementation of a Construction Management Plan, prepared in accordance with the relevant legislation and environmental permits as required. There is potential for emissions from the construction traffic, including on-site activities and deliveries. However, any effects will occur on a temporary basis and are not considered to be of a significant nature. Appropriate mitigation measures will be put in place to ensure the suitable management of the construction phase including provisions to deal with logistics and traffic management into and on the Site. An Air Quality Assessment ("AQA") has been submitted as a stand-alone report to accompany the planning application. This concludes that with the proposed mitigation measures,

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		construction and operational air quality impacts are not anticipated to be significant.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	**Yes -** The construction phase of the development will generate increased levels of noise and vibration from plant operation and construction methods. No significant increase in heat energy or electromagnetic radiation is anticipated from the Proposed Development.	**No** - During the construction phase, the generated noise will be temporary in nature and will be controlled in line with requirements set out in the Construction Management Plan, to be prepared in advance of works commencing. Best practice construction methods will be employed to reduce these impacts to an acceptable level. A Noise Assessment has been submitted with the application, which concludes that with appropriate design and mitigation measures, construction and operational noise and vibration impacts are not anticipated to be significant. Construction phase noise will be managed through a construction management plan employed best practise methods to reduce impacts to an acceptable level.
Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	**Yes** - The construction phase of development poses the highest risk of contamination to land or water from the release of pollutants. This can occur by accidental spillages where a pollutant linkage exists.	**No** – The Framework CEMP will set out the best practice construction management techniques that will be employed on the Site to prevent accidental spillage that may cause contamination. Once constructed and operational, the Proposed Development would produce waste associated with an entertainment venue development of this scale. This will be

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		managed through existing waste and recycling facilities in line with the wider campus waste management strategy, and will not include the handling of toxic materials or direct discharge of sewage or other effluents. The intended quantum and nature of the proposed uses is not anticipated to pose a risk of significant pollution.
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	**No -** There are no such areas on or around the Site.	
4. POPULATION AND HUMAN HEALTH		
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	**No -** The construction phase of development will give rise to increased risk of accidental spillage of hydrocarbon-based fuels and lubricants stored on site and will pose the highest risk of contamination to land or water. This can occur by accidental spillages where a pollutant linkage exists. Best practice construction management techniques will be employed on site to prevent accidental spillage that may cause contamination.	

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	Operational uses of the Site for leisure purposes are not anticipated to pose a risk of significant pollution, or any of the above as listed. The Site is located within an area of low flood risk and is not likely to be adversely affected by the impacts of Climate Change or natural disasters. The submitted Flood Risk Assessment and Drainage Strategy confirm that the site is in flood zone one open brackets minimal flood risk close brackets and outlines A robust SUDS strategy for surface water drainage.	
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	**No -** The Proposed Development, given its use, will not use, store, transport or handle substances or materials which could be harmful to people or the environment.	
5. WATER RESOURCES		

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	**No –** The surrounding area does not contain important, high quality or scarce resources which could be affected by the development.	
6. BIODIVERSITY (SPECIES AND HABITATS)		
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	**Yes -** The Site is located approximately 60m away from the Ashton Canal, which is classified by Greater Manchester's Ecological Unit as being a Site of Biological Interest (SBI).	**No -** The submitted Preliminary Ecological Assessment (PEA) has specifically considered the proximity of the Ashton Canal SBI and concludes that with appropriate working practises and mitigation measures detailed within the PEA, the Proposed Development will not give rise to significant ecological environmental effects on the SBI.
Could any protected, important or sensitive species of flora or fauna which use areas on	**No –** The Submitted PEA has confirmed that there are no protected, important, or sensitive species of	

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	flora or fauna identified on or immediately adjacent in size that would be significantly affected by the project. The PEA assesses the impact on statutory and non-statutory sites and concludes no significant effects.	
7. LANDSCAPE AND VISUAL		
Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	**No –** There will be no detrimental impact on any areas or features of high landscape or scenic value.	
Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	**Yes** - The Proposed Development will be on a Site which is readily visible.	**No -** There will be no significant effects as the visual impact will be localised.
8. CULTURAL HERITAGE/ARCHAEOLOGY		

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	**Yes** – While the Site does not contain any listed buildings and is not located within a Conservation Area. There are a number of listed structures within a 500 metre and 1km radius of the Site	**No** – List submitted Heritage Statement has assessed the potential infrastructure so it impacts on listed structures within 500 metres and 1km of the site and concluded the Proposed Development will not cause harm that these heritage assets all their settings.
9. TRANSPORT AND ACCESS		
Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	**Yes –** Alan Turing Way to the east of the Site is a major road connecting the site. There are no public rights of way through the Site that would be directly affected by the Proposed Development.	**No -** Details of any affected routes during the construction phases of development will be provided within a Construction Management Plan and will be subject to review with the contractor and highways authority.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental	**No** – The submitted Transport Statements has assessed the potential impacts on local and national road networks, including Alan Turing Way, and concludes that the Proposed Development is not anticipated to cause significant congestion or	

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
problems, which could be affected by the project?	environmental problems. Any minor impacts will be mitigated, and construction phase details will be managed through a construction management plan.	
10. LAND USE		
Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	**Yes -** The land is a brownfield site and is currently vacant however, the Site is in close proximity to multiple Listed Buildings and existing residential properties. Despite this, the intended use of the Site is entirely compatible with the surrounding area as well as local planning policy.	**No –** The Proposed Development has been designed to ensure appropriate separate distances from existing residential properties is established.
Are there any plans for future land uses on or around the location which could be affected by the project?	**No -** While committed development is identified within a 500 metre radius, the quantum is minimal. Potential cumulative impacts related to traffic noise and air quality, particularly events, have been considered. These will be effectively managed and mitigated through the comprehensive operations/events management strategy (submitted with the application), ensuring no significant cumulative environmental effects.	

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
11. LAND STABILITY AND CLIMATE		
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	**No -** The Site is not identified as being susceptible to the environmental effects listed, beyond other similarly located sites. The Environment Agency has classified the Site as falling within Flood Zone 1. The majority of the Site is within an area at low risk of flooding from rivers or the sea without flood defenses.	
12. CUMULATIVE EFFECTS		
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	**Yes -** Appendix C sets out the committed development within a 500m radius of the Site which are considered material to the Proposed Development.	**No -** The quantum of committed development proposed is minimal. Depending upon the timing of the events, there may be cumulative impacts to the surrounding area in terms of traffic and associated noise and air quality emissions. It is considered that these can be managed through the adoption of appropriate mitigation measures, which should be secured through the Operation/Events Management Plan.
13. TRANSBOUNDARY EFFECTS		

A. Screening Criteria Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
Is the project likely to lead to transboundary effects?	**No –** The Proposed Development will not lead to any transboundary effects.	

As a result, it is our professional opinion that an EIA would not be required for the upcoming Project Taverna Application, based on assessment above against requirements set out within Schedules 1 and 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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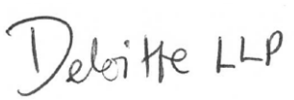
Application Fee

Payment of the planning application fee in the sum of £32,226.00 (in addition to Planning Portal service charge of £85) has been made via Planning portal ref: PP-14753402. We would be grateful if you could confirm receipt of this fee.

We would be grateful for written confirmation of receipt of registration of this application. If there are any points of clarification required, please do not hesitate to contact Eve Grant (evgrant@deloitte.co.uk / 0161 455 6483) or Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306).

Yours sincerely



For Deloitte LLP
Encl.

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