

Planning department

To Whom it May Concern,

Document Purpose:

The following cover note is to summarize and confirm how the Co-Op Live Project has discharged its duties with regards to sustainability against **Condition #20**.

The prerequisites for this condition were set out in BRA-BHE-ZZ-ZZ-RP-YS-0003 which was outlined in Planning Decision Notice Reference 126431/FO/2020 dated 23-10-20.

The information provided demonstrates how BAM (Main Contractor and OVG (Operator) have met the sustainability commitments within the Sustainability Statement.

Planning Condition 20 reads:

The development hereby approved shall be carried out in accordance with the Sustainability Statement and appendices stamped as received by the City Council.

The following link/attached documents support the below key areas:

<https://docs.b360.autodesk.com/shares/af7d5d16-f8dd-443d-a604-ec0c66f3eb2f>

A1. Climate Nature Positive - *Beacon of Manchester's rapid transition to a zero-carbon city, rich with wildlife and green infrastructure.*

A1.1 Zero Carbon by 2038

As a building Co-op Live is net zero in terms of Scope 1 and 2 carbon emissions and is on a journey to net zero across all scopes (1,2 & 3) by 2038. With a 50% reduction in Scope 3 by 2030 and has measured it's first full year's carbon impact as a baseline. There is no gas in the building, smart technologies to drive efficiency and solar PV alongside 100% renewable energy. The focus is now on reducing carbon in Scope 3 areas of food and beverage and fan travel.

A2. Efficient Building services systems

The project has a EPC Certificate and BRUKL Output Document which is included in these folders. Further as built drawings can be requested if required.

A3. Renewable technologies

The Co-Op Arena benefits from an extensive PV Array on the roof of the main bowl, providing renewable power to the development. Please see both Pre and Post Completion Packs including design information, commissioning data and as built drawings from the specialist, Aniron Renewables.

A4. Low carbon technologies

The building utilizes Air Source Heat Pumps as its primary Low Carbon Installation. Schematics and specifications can be found in this folder.

A5. Ultra efficient building envelope

Attached in this folder is the building envelope drawings demonstrating the use of efficient materials. The performance of which is backed up by the Building Air Test certificate and Thermographic Survey also provided.

A6. District heating

Included in this folder is an annotated drawing identifying future potential to connect to a site wide district heating network.

A7. Post Occupancy Evaluation

The building and operational team are going through an iterative process of continual review and improvement following events - there is a detailed planning and debrief exercise for every event and the planning for subsequent events builds on these improvements and modified operational practices.

A8. Sustainable Catering

Delivering a sustainable and local food policy regarding local produce, plant based and allergen choices and ethical sourcing with our food and beverage provider.

A9. Xero waste to landfill and no single use plastic

Continually working with our cleaning company and waste provider to increase recycling, reduce overall waste and maintain our zero-waste direct to landfill commitment. We have no single use bottles in the building and have ample water hydration stations plumbed in to support free drinking water for all.

A10. Reduce embodied carbon

This folder includes evidence submitted to substantiate the MAT 01 Credit for BREEAM, which was successfully awarded.

A11. Ecological enhancements

This folder includes landscape drawings and planting schedules which demonstrates the projects commitment to the Ecology Mitigation Report also referenced in this folder.

A12. Sustainable drainage

This folder includes evidence submitted to substantiate the POL 03 Credit for BREEAM, which was successfully awarded. Also included are specific drawings detailing the sustainable drainage measures implemented, including Rain Water Harvesting, Attenuation and Permeable Drainage.

A13. Rainwater harvesting

This folder includes evidence submitted to substantiate the POL 03 Credit for BREEAM, which was successfully awarded. Also included are specific drawings detailing the Rain Water Harvesting system implemented.

A14. Water Efficiency

This folder includes evidence submitted to substantiate the WAT 01 and WAT 04 Credits for BREEAM, which was successfully awarded. Also included is an annotated drawing demonstrating use of harvested rainwater to feed sanitary installations.

B. Vibrant & Inclusive - *An arena for everyone, providing unrivalled education, training and employment opportunities for local residents.*

B1. Local Opportunities

Creating local jobs for local people (84% live within 10 miles of the venue) as well x5 new apprentices. c.100FTE and up to 2000 casuals on the books to support events.

B2. Local Economy

A full independent economic impact has been included which details the direct and indirect impacts created by employment, supply chain and visitor economic impact. With £450m investment in construction, 7,700 jobs supported across construction and operation and £330m GVA economic contribution to the UK economy.

B3. Construction Opportunities

This folder includes a note confirming how the project provided opportunity through the construction phase for work placements, apprenticeships, school engagement etc.

B4. Arena Opportunities

As above in B1.

B5. Everyone is welcome

Working with Attitude Is Everything to ensure Co-op Live is as accessible as possible. Our state-of-the-art venue includes design and spaces to help everyone make the most of their visit, from lowered service counters, step-free access to all floors, a designated respite room, support for assistance dogs, hearing loops and more.

B6. Responsible neighbor

Ensuring we are good neighbors by having dedicated comms channels for open dialogue (website/ email/ helpline/ face to face forums) as well as resident ballots providing free tickets to local people.

B7. Charitable Giving

Committed to providing £1m+ to the Co-op Foundation who give back £100k of this to East Manchester which Co-op Live adds a further £100k creating £200k for local charity/good causes in the local wards each year.

C. Healthy & Active - *World-class destination for performance and leisure, inspiring healthy lifestyles and workplace.*

C1. Safe & Secure venue

The safety of all visitors to Co-op Live is paramount, and our designated team engage with state-of-the-art technology to ensure fans are as secure as possible during their time at the venue. On arrival, fans are met with innovative, frictionless scan technology, with access to security and stewards throughout all events.

C2. Eat Well

Co-op Live has a huge selection of food and drink across its many bars and restaurants. Our food offer challenges the status quo of a standard arena offering, with locally sourced and high-quality products and ingredients across a range of internationally renowned and homegrown brands suitable for all dietary requirements.

C3. Healthy Environment

This folder includes evidence submitted to substantiate the HEA 01-05 Credits for BREEAM, which was successfully awarded and relate to this target.

C4. Access to nature

Please refer to relevant documents included in this folder identifying how Co-Op Live is managing and enhancing its wildlife habitats and encouraging the public to become part of this biodiversity management plan to benefit the area.

C5. Climate Resilience

This folder includes evidence submitted to substantiate the HEA 04 and WST 05 Credits for BREEAM, which was successfully awarded.

C6. Active Travel

Our website and emails to fans prior to an event (Know before you go) provide all travel options to the venue, prioritizing sustainable options including walking the walking route, cycling and using public transport – bus and tram.

D. Open & Connected - *Fully integrated into the fabric of the City, with excellent transport connections that support sustainable travel.*

D1. Walking & Cycling

Co-op Live invested heavily in the walking route from Holt Town to the Campus to encourage fans to walk to and from the venue.

And have added 240 additional bike parking spaces to the existing Campus offer.

D2. Travel Planning

We work with our partners at TFGM and the Campus to travel plan each event to minimize impact and adapt to changing requirements to drive an efficient, safe and sustainable travel plan for our fans.

D3. Cycle Storage

In total there is provision for over 500 cycles to park at the Campus.

D4. Travel Information

Our website and emails to fans prior to an event (Know before you go) provide all travel options to the venue, prioritizing sustainable options.

D5. Controlled Parking Zones

Have been implemented.

D6. Community use

We provide free use of the venue for local partners and provide free access to events like our community day for locals to attend.

Yours sincerely,

Signed:

Name: Chris Edwards

Position: Snr Design manager

Date: 25.11.2025