

Sam Elliott

From: Brown, Rachel [REDACTED]
Sent: 24 April 2026 17:33
To: Sam Elliott
Cc: Grant, Eve; Lam, Matthew
Subject: RE: FW: 145358/FO/2026: Project Taverna - Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Sam,

Please see responses and queries in **green** to the comments below.

Please let me know if you require anything further.

Kind regards,

Rachel.

Rachel Brown

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

From: Sam Elliott <[REDACTED]>

Sent: 21 April 2026 16:01

To: Brown, Rachel <[REDACTED]>

Subject: [EXT] FW: 145358/FO/2026: Project Taverna - Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Hi Rachel,

We have received comment from GMP Design for Security/Counter Terrorism. They have no further comment beyond the points in the CIS. We note that the Planning Statement anticipates a condition for the scheme to be carried out in accordance with the recommendations of the CIS (Section 4), however there are points for clarification in Section 3 for GMP/Counter Terrorism to support the scheme.

As such, can you:

- When providing the additional landscaping drawing specify that there would be no resulting concealed areas/hiding spots, sight lines to circulation areas would not be obscured, and

trees are positioned in conjunction with lighting and CCTV. The plan issued earlier contains these annotations. Due to file size I am not re-attaching here, please let me know if you have any queries on this.

- Confirm if any long-term event user car parking is 30m from the building to create distance in the event of IEDs. No – per recommendation there will be no parking within 30m of the building.
- Confirm that any glazing to pedestrian routes will incorporate laminated glass. Yes – per recommendation all glazing on the building will be laminated
- Confirm if any short stay cycle parking would be designed in line with the 3.3.4 criteria. There are no short-stay cycle parking places proposed in the development
- There would be a CCTV system for day/night monitoring, where staff can view from internally, and is also linked to the existing Etihad Campus CCTV systems. Yes – the CCTV system will be linked to the existing campus network and will have the capacity for monitoring 24/7/265.
- Confirm that the measures in 3.3.6 will be in place. Yes – all BOH areas are access controlled. The venue will be cashless so there is no plan for cash to be regularly held by staff
- Confirm that Grippa clips will be in place to secure bags/clothing It is considered these should not be required as there is suitable cloakroom space upon entering the building and entry to the show is by purchase of a ticket only
- Confirm that any storage containers would meet the LPS 1175 standard Please can you provide further details on which standard rating is being referenced? It is understood there are multiple levels to LPS 1175
- Provide details of a maintenance programme to ensure a lasting secure line against the canal towpath Please can you provide more details on what is required? The site is bound by the Metrolink to the north, which has a concrete barrier to prevent unauthorised access
- Summarise what security measures are built into to the design and construction of the building without visibly announcing a concern over crime. The building will be constructed in line with recommendations set out in the Crime Impact Statement. Security staffing will be present but discreet, and the building is secure by its nature and therefore does not require obvious crime prevention features. Please let me know if further detail is required.
- Can you also confirm you are engaging with CTSA as per the recommendation of 3.3.10. Yes, MCFC engaged with them prior to submitting the planning application and have considered their comments. CTSA are involved in MCFC's developments at a wider campus level and have the ability to question/comment on all wider projects regularly.

From: Sam Elliott

Sent: 21 April 2026 11:44

To: Brown, Rachel [REDACTED]

Subject: RE: 145358/FO/2026: Project Taverna - Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Hi Rachel,

There is the full Events Management Plan required for ENVH:

The full EMP should include:

- Identification of event types, anticipated attendance levels, and operating hours

- Assessment of the potential for coinciding events with the adjacent stadium and arena
- Protocols for advance liaison, coordination, and information sharing between venue operators
- Details of the overall crowd management strategy
- Arrangements for guest arrival and departure, including dispersal methods
- Deployment of marshals during large events (including prayer events), both on site and off site
- Identification of pedestrian access arrangements
- Identification of key pedestrian routes to and from public transport nodes
- Measures to manage pedestrian flows during peak ingress and egress periods
- Monitoring and management of locations where pedestrian-vehicle conflict may arise
- Identification of queuing locations and how queuing will be managed during concurrent stadium and arena operations
- Queuing should not encroach onto the adopted highway or create conflict with pedestrians and cyclists
- Temporary and/or permanent wayfinding, stewarding, and appropriate signage on event days
- A clear approach to on site and off site parking provision (where applicable)
- Measures to prevent illegal or unmanaged parking on surrounding streets
- Details of enforcement arrangements, where required
- Defined taxi and private hire drop off and pick up locations
- Management of taxi waiting and holding areas to prevent overspill onto the public highway
- Provision of segregated areas for taxis and minibuses
- Measures to minimise congestion on key surrounding routes and junctions
- Identification of sensitive areas where queuing or congestion could affect the wider highway network
- Contingency plans to respond to unexpected congestion or incidents
- The full EMP should be used in conjunction with the Crowd Management Plan and Egress & Dispersal Management Plan.

The Crowd Management Strategy will also need to account for scenarios where the stadium, arena, and proposed development are all egressing simultaneously, and additional management measures will be implemented. These include monitoring congestion levels along CityLink, overseeing pedestrian movements at the junction of Joe Mercer Way and Sport City Way, and monitoring the south side of Alan Turing Way.

As per previous comments, this forms part of the wider issue of requiring a campus wide strategy and will need to form part of an overarching campus wide event management strategy – which Highways will need to see

Though not pre-commencement/occupation, for completeness –

hours are still outstanding

we will condition the submitted waste management strategy

we will condition the submitted service management strategy

Thank you for your time,

Sam

From: Brown, Rachel [REDACTED]

Sent: 20 April 2026 16:22

To: Sam Elliott <[REDACTED]>

Cc: Grant, Eve <[REDACTED]>; Lam, Matthew <[REDACTED]>

Subject: RE: 145358/FO/2026: Project Taverna - Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

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Hi Sam,

Many thanks for following up on the below with my colleagues while I was on leave.

We have had a run through with the project team today on the various matters noted.

We will advise on the outstanding design comments this week. In terms of the pre-commencement conditions, I have collated our understanding of the items required within the attached table. Please can you review and advise of any discrepancies/amends/further information required.

As an aside you will note we have included the condition requirements which fall outside 'pre-commencement' as per the various emails.

Happy to discuss via a Teams call if easier.

Kind regards,

Rachel.

Rachel Brown

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

From: Sam Elliott [REDACTED]

Sent: 09 April 2026 10:01

To: Grant, Eve [REDACTED]

Cc: Brown, Rachel [REDACTED]

Subject: [EXT] 145358/FO/2026: Project Taverna - Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Hi Eve,

Jen passed on your contact while Rachel is on leave – can you see that the below is passed on to the team in her absence

Thanks,

Sam

From: Sam Elliott

Sent: 08 April 2026 16:10

To: 'Brown, Rachel' <[REDACTED]>

Subject: RE: Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Hi Rachel,

To recap our meeting last week and to continue discussions on outstanding design matters, please see the below:

Design

As I understand, you have explained that greater definition to the elevations was not viable due to difficulties with a double frame.

Given this, we are looking to secure the quality of what is proposed with detailed drawings of the panels proposed showing tighter placement and discreet fixings. This will be particularly important at the horizontal joints if you are attempting to achieve a seamless 'curtain' appearance with unbroken vertical lines.

Can you provide a section through the perforated panels, and confirm if this is a flat panel or if there is some curvature to the panel. This should also show that the fixings are discreet. Can this clarify if the parapet/edge detailing protrudes and provides some additional depth as well.

Similarly, can you provide cross sections and details of the ground floor elevation panels, as well as for the recessed panels to the side elevations, to show a tight arrangement.

Can you confirm a timeline for the submission of the above?

Plant

We understand that there is to be roof plant behind a 3m parapet. Can you provide a cross section through the parapet to show this?

Can you clarify if you are proposing plant now within the scope of this application, or leaving this to a later stage? Based on the NIA, no specific model seems to be referenced.

We would request some indication of the plant required for a venue like this, to be comfortable that the parapet will suffice and that there is sufficient space should additional plant be required in future.

Can you confirm a timeline for the submission/clarification of the above?

Landscaping

We understand that the area to the north of the site is not developable and falls outside the scope of this application. We would however be looking for an indicative landscaping drawing to indicate what this space will look like – in essence to understand how these spaces fit together and within the wider Etihad public realm.

Can you confirm a timeline for the submission of the above?

Advertisement

Can you confirm the proposed materiality for the high-level signage? Signage will need to form part of an advertisement consent application and agreed separate to this application. Signage should be removed from the drawings within this application – though it would be good to agree this at the outset.

Can you confirm a timeline for the submission of the above?

Contaminated Land (ENVH)

ENVH recommend a pre-commencement condition for contaminated land.

They advise that the desk study information was found to be **adequate** and recommend that a site investigation is undertaken with gas monitoring (four visits over two months) for ground gas and mine gas. Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

This will require submission as soon as possible in order to avoid a pre commencement condition.

Contaminated Land (ENV AGENCY)

Related to this, the EA want a condition to the effect of:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Archaeology (GMASS)

GMASS will require a pre-commencement condition for programme of archaeological works in accordance with a Project Design.

It will need to cover the following:

1. A phased programme and methodology of investigation and recording to include: - archaeological monitoring and recording during development ground works.
2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

This will require submission as soon as possible in order to avoid a pre commencement condition.

Site Investigations (Coal)

The Coal authority recommend a pre-commencement condition requiring no works to be carried out until:

a scheme of intrusive site investigations has been carried out on site (as detailed within Section 4 of the Coal Mining Risk Assessment Report (4490-02A, March 2026) produced by IGE Consulting Ltd) to establish any residual risk posed to the development by past coal mining activity

any further remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed

This will require submission as soon as possible in order to avoid a pre commencement condition.

Signed Statement (Coal)

A second pre-occupation condition is also recommended for a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development.

This would be left as a condition for you to verify through discharge.

Local Labour (Construction)

Local Labour will require a local labour proposal for the construction phase of development.

For the construction phase, this will be a pre commencement condition requiring a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

This will require submission as soon as possible in order to avoid a pre commencement condition.

Following this, within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above must be submitted.

Local Labour (Use)

Local Labour will require a local labour proposal for the end use phase of development.

This will require three months prior to the first use of the development a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), to be submitted for approval. This document will include:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

Following this, within 6 months of the first use of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted.

Flood Risk

Flood Risk recommend a pre-commencement condition.

Prior to the commencement of the development, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval including construction details of flow control and SuDS components.

This will require submission as soon as possible in order to avoid a pre commencement condition.

Fumes (ENVH)

ENVH have recommended a condition for prior to first use relating to a fumes strategy. They advise the following:

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

For new kitchen extract systems calculated to have a 'high' or 'very high' impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 as far as is reasonably practicable in accordance with [Defra Interim Planning Guidance - PM2.5](#).

CMP (ENVH)

ENVH have recommended a pre-commencement condition. They advise the following:

No construction noise assessment has been undertaken to date, this is required to determine the noise levels that will be monitored to as stated in the construction management plan.

**The applicant should refer to our noise from building sites [webpage](#) for further information/guidance and also [IAQM/EPUK Construction Guidance](#) on controlling emissions. [Currently January 2024, Version 2.2]*

This will require submission as soon as possible in order to avoid a pre commencement condition.

Construction Hours (ENVH)

Requires agreement

Delivery/Servicing Hours (ENVH)

Requires agreement – advises this can be amended to reflect hours agreed for the Etihad Campus for previous developments.

Breakout Noise (ENVH)

The submitted acoustic report (Hoare Lee, 24 February 2026). The detailed design of the building construction is still to be finalised, this will include any acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. **An addendum report is required for part a) of this condition once these details have been confirmed.**

Plant Noise (ENVH)

The submitted acoustic report (Hoare Lee, 24 February 2026) contains proposed limits for external plant. **The specific plant is still to be agreed, therefore an addendum report is required for part a) of this condition**

Working Safely Near Metrolink (Metrolink)

Prior to development, Metrolink require a Metrolink specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments (and, if deemed necessary, an appropriate Asset Protection Agreement to be entered into). **This will require submission as soon as possible in order to avoid a pre commencement condition.**

Monitoring near Metrolink (Metrolink)

Prior to development, Metrolink require a monitoring regime of the adjacent Metrolink Infrastructure to be agreed. **This will require submission as soon as possible in order to avoid a pre commencement condition.**

Light (ENVH)

ENVH have recommended a condition for prior to first use relating to LIGHTING.

Before the use commences and external lighting scheme will need to be agreed to control glare and overspill onto nearby residential properties. Following this a verification report will have to be undertaken to confirm development conforms to the recommendations and requirements in the approved light consultant's report.

Bird Boxes (GMEU)

GMEU recommend a condition for bird boxes to support biodiversity. This will likely be a prior to occupation condition, but **submission of this info could be resolved ahead of the determination if you wish to do so.**

Air Quality (ENVH)

The submitted Air Quality Assessment (Hoare Lea, 5 March 2026) is accepted, the recommended dust control measures during construction have been included in the CMP. This condition has therefore been addressed in the submission as no build phase mitigation measures are required.

Refuse (ENVH)

Acceptable.

Thank you for your time,

Sam

From: Brown, Rachel <[REDACTED]>
Sent: 01 April 2026 14:49
To: Jennifer Atkinson <[REDACTED]>; Sam Elliott <[REDACTED]>
Cc: Cooper, John [REDACTED]; Grant, Eve <[REDACTED]>
Subject: RE: Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

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Good Afternoon Both,

Apologies to chase up on the below re pre-commencement conditions – I would be grateful for the opportunity to discuss this further during a brief call.

Would you be available for a 30-minute call tomorrow, 2nd April, say 10am? Please let me know if this time works for you, or if you have an alternative preference.

Kind regards,

Rachel.

Rachel Brown

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

From: Brown, Rachel

Sent: 30 March 2026 11:34

To: Jennifer Atkinson <[REDACTED]>; Sam Elliott <[REDACTED]>

Cc: Cooper, John <[REDACTED]>; Grant, Eve <[REDACTED]>

Subject: Proposed Pre-Commencement Conditions – Project Taverna – Meeting Request

Hi Jen, Sam

I hope you are well.

You may re-call our previous discussions regarding the strategy for addressing pre-commencement conditions, where the project team would submit the necessary information up front during the determination period, so as to avoid such pre-commencement conditions being attached to the planning consent.

We have noted below those pre-commencement conditions expected to be attached to the Decision Notice.

We would be grateful for a 30-minute Teams meeting with you both early this week to discuss these conditions. The primary objectives of this meeting would be to:

- Review the expected conditions.
- Discuss and seek agreement on the proposed submission dates for the required information. We have included a suggested timeframe of 1st May 2026 within the table for discussion.
- Specifically, for the 'Materials' condition, we would like to explore the potential to amend the trigger point. We have provided alternative wording options within the table for your consideration and discussion during our call.

Standard Pre-commencement Conditions	Expected date for details to be issued to MCC
<p>Construction Management Plan</p> <p>Prior to the commencement, a detailed construction management plan outlining working practices and highway management shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;</p> <ul style="list-style-type: none">• Display of an emergency contact number;• Details of Wheel Washing;• Dust suppression measures;• Consultation with local residents/businesses;• Measures to prevent leakages into the Ashton Canal;• Noise and vibration monitoring;• Hoarding location and design;• Compound locations where relevant;• Location, removal and recycling of waste;• Routing strategy and swept path analysis;• Parking of construction vehicles and staff;	01.05.26

<ul style="list-style-type: none"> • Sheeting over of construction vehicles; • Details to prevent any impact on tram infrastructure; • Loading and unloading of plant and materials; • Construction and demolition methods, including use of cranes, (which must not oversail the tramway); • Swept path analysis; • Dilapidation survey; and • Traffic management strategy. 	
Piling Prior to the commencement of the development, the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.	01.05.26
Local Labour – Construction Phase Only Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Labour Proposal iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	01.05.26
Materials Prior to the commencement of works, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, air bricks and a strategy for quality control management. The approved materials shall then be implemented as part of the development.	Suggested alternatives with information to be provided 01.05.26: Option A: Prior to the commencement of the development hereby approved, the following shall be submitted for approval in writing by the Local Planning Authority: i. a programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development, including window and door detail, and sample panel and a strategy for quality control management; ii. drawings to illustrate details of full sized sample panels that will be produced; The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development shall be carried out in accordance with the approved details. Option B: 3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the

	<p>City Council, as Local Planning Authority:</p> <p>*hand sized samples and specifications of all materials to be used on all external elevations;</p> <p>*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and</p> <p>*a programme for the production of the full sized sample panels and strategy for quality control management; and</p> <p>*a full sample of a new window</p> <p>The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and</p> <p>(b) Prior to above ground development submission of a Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of nonrenewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the measures set out within Chapter 6 (Climate Change) of the Environmental Statement - Volume 1, Sparkle Street May 2024</p> <p>(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the programme and dwgs as agreed above.</p>
<p>Drainage (example condition – will vary site to site)</p> <p>Notwithstanding the details submitted on xxxxx, the development shall not commence until a scheme for the drainage of surface water from the new development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</p> <ul style="list-style-type: none"> - Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours. - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. - Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. - Development must be limited to greenfield runoff up to a 1 in 100-year event, including climate change allowance. - A finalised drainage layout showing all components, outfalls, levels and connectivity. This must also include the correct planning application boundary outline. - An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. - Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% 	<p>01.05.26</p>

<p>Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.</p> <ul style="list-style-type: none"> - Where a public sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice. - Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice. - Where an ordinary watercourse diversion is proposed, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. An email of acceptance will suffice. - A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. - An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge. - A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements) 	
<p>Ground conditions (example condition – will vary depending on findings of Phase 1)</p> <p>Notwithstanding the Phase 1 Report (xxxx) received by the City Council, as Local Planning Authority, on the xxxx, before development hereby approved commences, the following shall be provided:</p> <ul style="list-style-type: none"> - Submission of Site Investigation Proposals; -Submission of a Site Investigation and Risk Assessment Report; and -Submission of a Remediation Strategy <p>Prior to the commencement of the development,</p> <p>a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;</p> <p>b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.</p>	01.05.26

Please note for completeness, we do not consider the following standard pre-commencement conditions to be relevant to the specifics of this project, namely:

- Archaeology
- BNG
- Nesting Birds

Please let us know your availability for a brief meeting early next week.

Kind regards,

Rachel.

Rachel Brown

Pronouns: she / her / hers

Assistant Director | Real Estate | Deloitte LLP

100 Embankment, Cathedral Approach, Manchester, M3 7FB

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Sam Elliott

From: Grant, Eve [REDACTED]
Sent: 27 May 2026 10:35
To: Sam Elliott; Jennifer Atkinson
Cc: Cooper, John; Brown, Rachel; Lam, Matthew
Subject: 145358/FO/2026 - Project Taverna
Attachments: Appendix C_3679.3-PLA-XX-XX-DR-L-0003-Access and Circulation.pdf; Transport Statement Addendum_3_Issue_260526.pdf; Appendix A _Project Taverna - MCFC EMS.pdf; Appendix B_ Project Taverna Capability Statement.pdf

Importance: High

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Sam / Jen – please see below an update on the outstanding issues for Project Taverna:

- Highways** - please see attached the Transport Addendum v.3 prepared by ARUP and associated appendices to respond to the outstanding highways comments.
Please note - the Applicant is happy to accept the requirements for the “D” loops detection to Gibbon Street – however does wish to push back on the need for a new pedestrian crossing as a result of this development (they accept that there will be the need to look at this as other developments on the campus are brought forward).
- Design** - We are chasing up the outstanding design information and will forward this on asap.
- BREEAM** - The project team has been looking into the BREEAM standard the scheme is expected to achieve. At the time being, an initial BREEAM pre-assessment exercise has been carried out which demonstrates that the scheme is expected to achieve the rating of “Good” (with the potential to achieve “Very Good”) with further design development.
- Opening Hours** - The applicant confirms the operating hours of the scheme will be as per hours within the application submission material, included in table below for ease of reference:

Day	Matinee Doors	Matinee Show	Evening Doors	Evening Show	Dispersal From	Close
Mon-Thurs			6:30pm - 7.30pm	6:30pm - 11.30pm	10:30pm	1:00am
Friday	12:00pm - 1:00pm	1:00pm - 4:30pm	6:30pm - 7.30pm	6:30pm – 12:00 am	10:30pm	2:00am
Saturday	12:00pm - 1:00pm	1:00pm - 4:30pm	6:30pm - 7.30pm	6:30pm – 12:30 am	10:30pm	2:00am
Sunday			6:30pm - 7.30pm	6:30pm – 11:30 am	10:30pm	1:00am

5. **Servicing/Delivery Hours** - The applicant would like to align with the other developments within the Etihad Campus i.e. North Stand, Co-op Live Arena, etc. and propose the servicing/deliveries hours condition should be worded as follows:

“Excluding vehicle activity associated with the operation of events at the development, and movement of waste within the Etihad Campus between the development and the existing Etihad Waste Compound, deliveries, servicing and collections including waste collections shall not take place outside the following hours: Monday to Sunday 07:30 to 20:00”

Please can you discuss with EHO and confirm if they are happy with the approach?

As Rachel is off this week – please let me or Matt know if there is anything else still outstanding to allow the application to go to committee on 10 June.

Many thanks
Eve

Eve Grant

Pronouns: she / her / hers

Technical Director | Real Estate | Deloitte LLP

100 Embankment, Cathedral Approach, Manchester, M3 7FB

Please note my working pattern is Monday-Thursday.

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