

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of a three-storey entertainment venue (Sui Generis), with associated infrastructure, access, servicing, management, and public realm improvement.

Location:

Land Bounded By Metrolink Line To The North, Alan Turing Way To The East, Gibbon Street To The South, And Loverose Street To The West Manchester

Application reference:

145358/FO/2026

Applicant:

Manchester City Football Club

Date of application:

09 March 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

- 3679.3-PLA-XX-XX-DR-L-0001 Revision P05
- 3679.3-PLA-XX-XX-DR-L-0002 Revision P03

- A3421-PRP -ZZ -ZZ -DR -A -02000 Revision P02
- A3421-PRP -ZZ -ZZ -DR -A -02011 Revision P01
- A3421-PRP-ZZ-00-DR-A-02300 Revision P01
- A3421-RRP -ZZ -00 -DR -A -02301 Revision P01
- A3421-PRP-ZZ -ZZ -DR -A -02500 Revision P01
- A3421-PRP -ZZ -ZZ -DR -A -02600 P01

All received by the Local Planning Authority on 09/03/2026.

- A3421-PRP-ZZ -ZZ -DR -A -02400 Revision P02

All received by the Local Planning Authority on 24/04/2026.

Supporting Documents

- Covering Letter prepared by Deloitte
- Planning Statement (incorporating Statement of Community Involvement) dated 2026 prepared by Deloitte
- Heritage Statement dated 2026 prepared by Deloitte
- Design & Access Statement First Issues – REV P01 – 05/03/2026 prepared by PRP
- MCFC-PRP-MM-XX-SP-A-00001
- Construction Management Plan Version V2 prepared by ESGLOBAL
- Transport Statement referenced 314031-TS
- Crowd Movement Impact on the Etihad Campus Revision 3.0
- MAMMA MIA! THE PARTY MANCHESTER EVENT MANAGEMENT PLAN'
- Framework Travel Plan referenced 314031-FrTP
- Local Labour Agreement
- Environmental Standards Statement prepared by Greengage dated March 2026
- Operational Waste Management Strategy (OWMS) (38817-HML XX-XX-RP-U-950001 Issue P02 3 March 2026).
- Waste Proforma
- Project Taverna: Deliveries and Servicing document
- Crime Impact Statement referenced 2025/0440/CIS/01 prepared by Design for Security at Greater Manchester Police
- Air Quality Assessment prepared by Hoare Lea, dated 5 March 2026
- 25037 MCFC PROJECT TAVERNA EXTERIOR LIGHTING DESIGN document prepared by GRIFFITHS/EVANS
- High-Level Daylight, Sunlight and Overshadowing Statement Issue 2, dated February 2026 prepared by PAGEPOWER
- Terrestrial Television Baseline Survey Report Issue 2, dated February 2026 prepared by PAGEPOWER
- MCFC Project Taverna Phase 1 Geo Environmental Report 0165-CAL-ZZ-ZZ-RP-G-3000 Revision P2 prepared by Calibre
- Response to the Green and Blue Infrastructure Strategy for Manchester dated 2026 prepared by Deloitte
- Design Note 002 – Stage 2 Ventilation Strategy reference 25037-08-DN002 prepared by Griffiths/Evans
- MCFC Project Taverna Sustainable Drainage Strategy Statement 0165-CAL-XX-XX-RP-C-0002-P01 prepared by Calibre
- Ecological Impact Assessment (EclA) Issue Date: 6th March 2026
- Deliveries & Servicing Statement

All received by the Local Planning Authority on 09/03/2026.

- Transport Statement Addendum (1) referenced 314031-TSA2

Received by the Local Planning Authority on 24/03/2026.

- correspondence re: the recommendations in Section 3 of the Crime Impact Statement
- Transport Statement Addendum (2) referenced 314031-TSA2
- Roof Plant Design Note

All received by the Local Planning Authority on 24/04/2026.

- Appendix A: Mamma Mia! The Party Provision for daily events document
- Appendix B: Correspondence re: RE: Project Taverna, Etihad Campus Transport Capacity
- 3679.3-PLA-XX-XX-DR-L-0003 Revision P02
- Transport Statement Addendum (3) Reference: 314031-TSA3 Revision B

All received by the Local Planning Authority on 27/05/2026.

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-S1, JP-S2, JP-S4, JP-S5, JP-S6, JP-G7, JP-G8. JP-JP-J1, JP-J2, JP-P1, JP-P2, JP-C1, JP-C3, JP-C5, JP-C6 and JP-C7; Manchester Core Strategy Policies SP1, EC1, EC3, EC5, EC7, CC5, C1, C2, C4, C9, CC9, CC10, T1, T2, EN1, EN3, EN4, EN5, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and DM2; Saved UDP Policies EM11, E3.3, DC10, DC19, DC20 and DC26; Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; as well as guidance contained within the NPPF.

- 3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of development, samples and specifications of all material 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 material submission should also include:

- Detailed design of the perforated panels
- Detailed drawings including cross sections through the upper panels of the building's north and southern elevations showing the external perforated panels, any external lighting and the internal panels.
- Details of the stage curtain lighting beneath perforated panels
- Detailed drawings including cross sections through the upper panels of the building's eastern and western elevations showing the interaction between

the proposed advertisement screens and the framing structure, as well as the canopy to the western elevation.

- detailed drawings showing fixing details for the upper perforated panels, showing the dimensions of any gaps where panels join.
- detailed drawings showing fixing details for the lower composite cladding panels
- detailed drawings including cross sections through the main entrance doors and glazing showing the dimensions of any frame widths
- detailed drawings including cross sections through any doors and servicing routes showing the dimensions of any frame widths
- detailed drawings through the roof parapet showing any roof plant

The approved materials used shall then be implemented as part of the development

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Places for Everyone Policies JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EN1, EN3 and DM1; Saved UDP Policies EM11, E3.3 and DC19; Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; as well as guidance contained within the NPPF.

- 4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which shall include:
- The duration/phasing of construction works and associated vehicle trips;
 - Details of an emergency contact telephone number and confirmation of its display on site;
 - Contact details of the site manager/responsible person to discuss issues/amendments that arise;
 - Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys;
 - Requirements for any tower crane, including arrangements for delivery, assembly and removal
 - Routing of construction traffic and associated swept-path assessment
 - Details of the location and arrangements for contractor parking;
 - The identification of the vehicular access points into the site;
 - Compound locations where relevant;
 - Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
 - Impact on adjacent TROs including loading bays, bus stops/shelters (to be agreed with TfGM), taxi bays etc.
 - Traffic Management measures for vehicles, pedestrians and cyclists;
 - Details/mitigation of any impacts on street furniture, crossing points, highway layout, lines etc.
 - Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway.
 - The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
 - Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
 - Measures to control noise and vibration;
 - A community consultation plan; and

- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

- 5) (a) The construction of the development shall be implemented in accordance with the Local Labour Agreement received by the City Council, as Local Planning Authority on 09/03/2026. 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 by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 6) (a) 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), 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 occupation of the development. In this condition a Local Benefit 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 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
- (b) 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 for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal

approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 7) (a) Prior to the commencement of the development, (a) a scheme of intrusive site investigations shall be 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 and submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of any further remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary.

(b) Any addition mitigation agreed by part (a) of this planning condition shall be implemented prior to the commencement of any development at the site to ensure the land is made safe and stable for the development proposed.

(c) Prior to the commencement of the development, 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 shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason - To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. In the interest of establishing previous coal mining activity pursuant to policy DM1 of the Manchester Core Strategy (2012) and paragraphs 187, 196 & 197 of the National Planning Policy Framework.

- 8) (a) Prior to the commencement of the development, the applicant or their agents or their successors in title a Project Design for the implementation of a programme of archaeological works shall be submitted for approval, by the City Council, as local planning authority. The Project Design shall cover the following:

- A phased programme and methodology of investigation and recording to include: - archaeological monitoring and recording during development ground works.

(b) Following the completion of the site investigations, and prior to the first use of the development hereby approved, a post investigation assessment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- production of a final report on the results of the investigations and their significance.
- Deposition of the final report with the Greater Manchester Historic Environment Record.

- Dissemination of the results of the archaeological investigations commensurate with their significance.
- Provision for archive deposition of the report and records of the site investigation.
- Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to Places for Everyone Policy JP-P2 and Policy EN3 of the Manchester Core Strategy and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 9) Prior to the commencement of the development, a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved Metrolink CMP shall include agreed safe methods of working adjacent to the operational tramway and shall be adhered to throughout the construction period.

The approved Metrolink Specific CMP shall be implemented as part of the development and remain in place until construction is complete.

Reason - To ensure an appropriate plan is in place for the safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink, pursuant to Places for Everyone Policy JP-P1 and Core Strategy Policy SP1.

- 10) Prior to the commencement of the development, a monitoring regime, to minimise the impact on the adjacent Metrolink Infrastructure, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved monitoring regime shall be implemented and remain in place for the duration of the construction period.

Reason - To ensure an appropriate plan is in place for the safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink, pursuant to Places for Everyone Policy JP-P1 and Core Strategy Policy SP1.

- 11) (a) Notwithstanding the details of the submitted MCFC Project Taverna Phase 1 Geo Environmental Report 0165-CAL-ZZ-ZZ-RP-G-3000 Revision P2 prepared by Calibre, prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the

development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

(b) Prior to the first use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

(c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 12) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until investigations and a report outlining what measures, if any, are required to remediate the land are submitted to and approved in writing by the City Council, as Local Planning Authority.

Upon approval of the revised remediation strategy, the development shall be carried out in accordance with these details and verification provided as part of the discharge of planning condition 12(c).

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Places for Everyone Policies JP-P1 and JP-S4; as well as policies DM1 and EN18 of the Manchester Core Strategy.

- 13) Prior to the commencement of the development, a programme for the delivery of 4no street trees along Lovecross/Gibbon Street, as shown on drawing no. 3679.3-PLA-XX-XX-DR-L-0001 Rev P05, shall be submitted to and approved by the City Council as Local Planning Authority.

The approved programme will include information on the following:

- Overall tree size, number and species
- Details of tree pit dimensions and specifications

- Details of how tree pits will be compatible with any existing and proposed underground servicing.

The approved scheme shall be implemented prior to the use of the of the development and thereafter retained and maintained.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Places for Everyone Policies JP-G7 and JP-G8; as well as policies SP1, EN9 and DM1 of the Core Strategy.

- 14) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved drawing no. 3679.3-PLA-XX-XX-DR-L-0001 Rev P05; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

- 15) (a) Notwithstanding the details of Condition 2 above, prior to commencement of the development hereby approved, the public realm and landscaping works (hard and soft) shall be submitted for approval by the City Council as Local Planning Authority.

The details shall include:

- I. Details of the proposed hard landscape materials;

II. Details of the materials, including natural stone or other high-quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;

III. Details of the proposed soft landscaping, including species, size and planting specification.

IV. Details of the proposed street furniture including concrete planters, bollards, lighting columns, concrete blocks, timber posts and rail fences, including product specifications where relevant;

V. Details of any external steps and handrails;

VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.

The development shall then proceed in accordance with the approved details.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

(c) The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

- 16) Prior to the first use of the development hereby approved, a detailed landscape management plan shall be submitted for approval by the City Council, as Local Planning Authority.

This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs.

The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

- 17) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage

principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Details of the filter drain
- Construction details of flow control and SuDS components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Places for Everyone Policy JP-S4, and policies EN08 and EN14 of the Manchester Core Strategy 2012.

- 18) Notwithstanding the details of Condition 2 above and the 'Crowd Movement Impact on the Etihad Campus Revision 3.0' and 'MAMMA MIA! THE PARTY MANCHESTER EVENT MANAGEMENT PLAN' documents received 09/03/2026, prior to the first use the development hereby approved, a Full Event Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- 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 offsite 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

- Details of building access and access control systems.

The approved Events Management Plan shall be in place for the first use of the Venue and thereafter retained and maintained as part of the operations of the Venue.

This document shall also be read in conjunction with the Egress & Dispersal Management Plan approved in Condition 19 and the Crowd Management Plan approved in Condition 21.

Reason - To assist promoting the safety of spectators, staff and visitors, pursuant to Places for Everyone Policy JP-P1; and policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 19) Notwithstanding the details of Condition 2 above, prior to the first use of the development hereby approved, an Egress and Dispersal Management Plan shall be submitted for approval by the City Council, as Local Planning Authority. This shall include:

- Event Overviews, with descriptions of the events, capacities and event timings:
- Crowd Profiles, including plans showing seating/standing areas and details of peak exit demand:
- Internal Egress Strategy, with exit routes from the venue, details of flow management (i.e. stewards, signage), and details of emergency egress
- Wider Network Egress Strategy, with details of transport links, crowd distribution and an assessment of potential impact to local area, with confirmation that that this will be managed
- Traffic Management details
- Information on stewarding/staff deployed in aiding safe egress and dispersal, with details of location of staff, their role, and means communication.

The approved Egress and Dispersal Management Plan shall be in place for the first use of the Venue and thereafter retained and maintained as part of the operations of the Venue.

The approved Egress & Dispersal Management Plan shall be used in conjunction with the Events Management Plan approved in Condition 18 and the Crowd Management Plan approved in Condition 21.

Reason - To assist promoting the safety of spectators, staff and visitors, pursuant to Places for Everyone Policy JP-P1; and policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 20) Notwithstanding the details of Condition 2 above and the Transport Statement Addendum (2) (referenced 314031-TSA2 and dated 24 April 2026), prior to the first use of the development hereby approved, details of an updated car park management plan for the Etihad Campus shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include how the surface level car parks at the Etihad Campus would be made available to support the arena development and its operations, particularly on

match days, together with how disabled parking would be made available, managed, monitored and reviewed to ensure disabled parking is always available at the development (including suitable levels of match days).

The approved plan shall be implemented upon the first event at the development and thereafter retained and maintained. A review of the car parking management plan shall be submitted to the City Council, as Local Planning Authority, on an annual basis (on a date to be agreed) which details the ongoing management arrangements and any appropriate modifications should they be necessary.

Reason - In the interest of highway and pedestrian safety pursuant to Places for Everyone Policies JP-C5 and JP-P1; as well as policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

- 21) Crowd management will be carried out in accordance with the details of the 'Crowd Movement Impact on the Etihad Campus Revision 3.0' document received 09/03/2026 hereby approved and shall be implemented upon the first use of the Venue hereby approved.

The approved the Crowd Management Plan shall be used in conjunction with the Events Management Plan approved in Condition 18 and the Egress & Dispersal Management Plan approved in Condition 19.

Reason - To assist promoting the safety of spectators, staff and visitors, pursuant to Places for Everyone Policies JP-C5 and JP-P1; as well as policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 22) Prior to first use, an accessible parking strategy shall be submitted in writing for approval to the city council as local planning authority. This shall include the location and number of accessible parking spaces for disabled patrons and a strategy for how these will be made available (including coinciding events at the Arena and Stadium). The approved strategy shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure provision of accessible parking spaces pursuant to policies SP1, CC10 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

- 23) (a) Notwithstanding the details of Condition 2 above, prior to the first use of the development hereby approved, details of external lighting shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use of the development, a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority to validate that the external lighting conforms to the recommendations and requirements of part (a) of this planning condition. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

(c) In the event that the external lighting as approved and verified under parts a) and b) of this condition does not conform with the scheme for external lighting as approved in part a of this condition, any required measures/changes and verification

shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason – To control light spill and impacts on local residence in accordance with Places for Everyone Policy JP-P1; as well as policies SP1 and DM1 of the Core Strategy.

- 24) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 25) (a) Notwithstanding the details of condition 2 above, prior to the first use of the development, a noise impact assessment of the premises and a scheme of acoustic treatment shall be submitted to for approval by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise impact assessment, and the measures shall remain in-situ for the duration of the development

(b) Prior to the first use of the development hereby approved, a Completion/Verification Report shall be submitted to for approval by the City Council, as Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

(c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; as well as policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 26) (a) Notwithstanding the details of condition 2 above, prior to the installation of any plant, servicing equipment or associated louvres, either a scheme that demonstrates that the external plant, servicing equipment or associated louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the external plant, servicing equipment or associated louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.

(b) Prior to the first use of any plant, servicing equipment or associated louvres a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council, as Local Planning Authority to validate that the plant, servicing equipment or associated louvres achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

(c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council, as Local Planning Authority, before operation of the plant, servicing equipment or associated louvres can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; as well as policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 27) (a) Notwithstanding the details of Condition 2 above, prior to use of the development a scheme showing the means of extraction and filtration of cooking odours, including manufacturer's operating instructions and a programme of equipment servicing/maintenance shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: a kitchen fume extract strategy report, a risk assessment for odour, and details in relation to replacement air.

(b) Prior to first use of the development hereby approved, a verification report, which will include post-completion testing, shall be submitted for approval in writing by the City Council, as Local Planning Authority to validate that the scheme has been implemented.

(c) In the event that the kitchen extract system as approved and verified under parts a) and b) of this condition does not conform with the scheme for extraction and filtration of cooking odours as approved in part a) of this condition, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the City Council, as Local Planning Authority, before the use can commence.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in

accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

28) The Waste management shall be carried out in accordance with the documents received 09/03/2026:

- Operational Waste Management Strategy (OWMS) (38817-HML XX-XX-RP-U-950001 Issue P02 3 March 2026).
- Waste Proforma

Details of the approved scheme shall be implemented and be in place prior to the first use of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

29) 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

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

30) Notwithstanding the submission of following approved documents:

- Project Taverna: Deliveries and Servicing document (received 09/03/2026),
- the Transport Statement (referenced 314031-TS and dated 3 March 2026), and
- the Transport Statement Addendum (2) (referenced 314031-TSA2 and dated 24 April 2026).

Prior to the first use at the development hereby approved, details of a servicing and operational management plan for vehicle activity associated with the operation of events at the development shall be submitted for approval by the City Council, as Local Planning Authority.

This shall include hours for deliveries, servicing and collections including waste collections and details of how servicing arrangements will be managed at the development including ensuring the access road remains unrestricted.

The approved plan shall be implemented upon the first use of the development and thereafter retained and maintained.

Reason – In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

- 31) Notwithstanding the details as set out in condition 2 above, prior to the use of the development hereby approved, details of the specification and locations of bat and bird boxes (including swift bricks if applicable) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The bat and bird boxes shall be installed prior to the use of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with Places for Everyone Policy JP-G8 and policy EN15 of the Manchester Core Strategy (2012).

- 32) The premises shall not be open outside the following hours:

- Mondays to Thursdays: 6:30pm - 01:00am
- Fridays to Saturdays: 12:00pm - 02:00am
- Sundays: 6:30pm - 01:00am

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

- 33) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the development here approved shall be used as follows:

600-person capacity entertainment venue (Sui Generis)

Reason - To ensure that the development is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

- 34) The Venue capacity hereby approved shall not be used by more than 600 spectators at any time.

Reason - For the avoidance of doubt and to ensure no unacceptable impacts with regards to noise and operational impacts on the residential amenity pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 35) (a) The development hereby approved shall be carried out in accordance with the details of the Framework Travel Plan referenced 314031-FrTP received by the City Council, as Local Planning Authority, on the 09/03/2026. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those visiting and working at the development;

ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

(b) Within six months of the first use of the building, a Full Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for spectators, staff and visitors, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 36) The development hereby approved shall be carried out in accordance with the submitted Environmental Standards Statement prepared by Greengage dated March 2026, received by the Local Planning Authority on the 09/03/2026.

A post construction review certificate/statement shall be submitted for approval, within three months of the practical completion of the development, to the Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 37) The Venue hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Good'.

Post construction review certificate(s) shall be submitted to, and approved by the City Council as Local Planning Authority, within three months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

- 38) Prior to any above ground works, a scheme for the implementation of vehicular detection loops to Gibbon Street shall be submitted in writing to the City Council as Local Planning Authority.

The approved scheme shall be implemented prior to the first use of the venue and remain in place and retained thereafter.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 39) (a) Prior to any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval to the City Council, as Local Planning Authority. This shall include the following:

- resurfacing works along Gibbon Street
- Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- Details of materials to be used in the closure of the vehicular access and reconfiguration into pedestrian access and public realm

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

(c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 40) Prior to the first use of the development, details of any external roller shutters to the ground floor shall be submitted for approval by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 41) Prior to the first use of the development hereby approved, final details of a signage strategy for the building shall be submitted for approval by the City Council, as Local Planning Authority. The approved details shall be used to inform future signage for the development.

Reason – In the interest of achieving a suitable signage solution for the development of the arena pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 42) Prior to the first use of the development, details of the siting, scale and appearance of any external air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 27. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 43) Notwithstanding the TV reception survey prepared by PAGEPOWER received by the City Council, as Local Planning Authority, on the 09 March 2023, within one month of the practical completion or at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first used or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

- 44) The development shall be carried out in accordance with the Crime Impact Statement (Crime Impact Statement referenced 2025/0440/CIS/01 prepared by Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 09 March 2023, as well as correspondence received 24/04/2026 re: the recommendations in Section 3 of the Crime Impact Statement. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 12 June 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: [Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

[What is a permit and how to get one? - GOV.UK](#)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026