

Hopkins, Rachel

From: Hopkins, Rachel
Sent: 04 February 2022 15:55
Subject: FW: [EXT] FW: Proposed buildings (towers) in Manchester [SG31652 / SG24113 / SG24228 / SG22733]
Attachments: 125655_FO_2019-PROPOSED_SITE_PLAN-1347271.pdf; 126648_FO_2020-T2_SITE_BOUNDARY_PLAN-1409615.pdf; Figure 4 - Shielding from ATCT (development end).jpg

From: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>
Sent: 24 June 2021 14:40
To: Kai Frolic <kai@pagerpower.com>
Cc: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: RE: Proposed buildings (towers) in Manchester [SG31652 / SG24113 / SG24228 / SG22733]

Hi Kai, we had a look at this and it's been a bit of a pickle as we have had a number of consultations around this area, most importantly a scoping opinion 4-5 years ago for a number of high rises, followed by a couple of specific planning applications. They include these two towers, but under 2016 references and the T1/T2 names appear to have changed. Also, the nomenclature doesn't tie up with your naming below (T2 at least). In any case, we have reviewed these from scratch and agree with our initial findings, which tie in with your position. For the avoidance of doubt, the LEFT hand tower, is totally shielded by the Air Traffic Control Twr at MAN and therefore we will not require any mitigation for this.

The right hand tower, is shielded only at the lower levels and the top part is sufficiently exposed to give us concern over reflections. Accordingly we will require mitigating this.

From what I can see from the planning portal, using your references (but not your naming):

125655/FO/2019 | Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works | Water Street Manchester M3 4JQ

Drawing - Site Plan 6548-P-B500-P-00-001 REV A PROPOSED SITE PLAN shows this as VITA T1 and this is the RIGHT Tower.

This will require mitigation.

126648/FO/2020 | Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works. | Water Street Manchester M3 4JQ

Drawing - Site Plan 6555-P-B500-P-00-100 REV B T2 SITE BOUNDARY PLAN shows this as T2 and this is the LEFT Tower.

This will NOT require mitigation as it is shielded by the ATC Tower.

Due to the time that has lapsed, and the various planning references/names this building has had, I am not sure whether we have it in our list of internally approved mitigation but I will get this updated and incorporated into our mitigation documentation and get someone from Commercial to pick this up immediately with you. **If you can get us the corner coordinates or better still the 125655/FO/2019 drawing annotated with the VITA T1 Eastings/Northings at the corners, that would help massively (and speed things up).**

In terms of timescales, if I have this the right way round, the Right side building will commence February 2022 to complete March 2025 so time is on our side. However, I am also confident we will be able to allow a significant number of storeys to be erected in advance of the mitigation being deployed due to the shielding of the lower floors.

Regards
Sacha



Sacha Rossi
ATC Systems Safeguarding Engineer

D: 01489 444205

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NATS Public

From: Kai Frolic <kai@pagerpower.com>

Sent: 23 June 2021 09:27

To: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>

Cc: NATS Safeguarding <NATSSafeguarding@nats.co.uk>

Subject: RE: Proposed buildings (towers) in Manchester [SG31652 or SG24113 or SG24228]

Dear Sacha,

Further to the below, the application details are as follows:

T1

Planning reference: 125655/FO

Location: *Land Bounded By Water Street And The V&A Hotel To The West, The Bonded Warehouse And Railway Viaducts To The South, Atherton Street & Granada House To The East And Quay Street & The Globe & Simpson Building To The North, Manchester*

T2

126648/FO

Location: *Water Street, Manchester, M3 4JQ*

The priority for the developer is beginning construction for T1, which is supposed to start in August. If it's possible to agree a height that they can build to alongside progressing the mitigation contract, that would be very helpful. They are pressing for an answer on this, I appreciate you are very busy with other things as well.

In addition, it would be good to understand whether these developments can be covered under one mitigation contract.

Kind regards,

Kai Frolic | PAGERPOWER Urban & Renewables | T: +44 1787 319 001 | W: www.pagerpower.com

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From: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>
Sent: 21 June 2021 13:33
To: Kai Frolic <kai@pagerpower.com>
Cc: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: RE: Proposed buildings (towers) in Manchester [SG31652]

Hi Kai, if they have conditions, chances are we were consulted on them. Can you dig out the address/Planning reference please so I can check our historic records? If it is a single planning application it would normally just be 1 mitigation although things like different timings of construction etc can affect things.

If you can let me have more details please and I'll see whether we have been consulted and requested the condition. In terms of timescales, it is 6 months from contract let so while time is not on our side, due to the distance/shielding, I'm sure there's a significant height we could allow to be built before the mitigation was required to be put in place.

Regards
Sacha



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NATS Public

From: Kai Frolic <kai@pagerpower.com>
Sent: 18 June 2021 12:57
To: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>
Subject: RE: Proposed buildings (towers) in Manchester [SG31652]

Hi Sacha,

I tried yesterday after midday but didn't get through.

The developments already have a condition that says they need an RMS.

I'm looking to ascertain:

1. Whether we can confirm this would be at worst one reflector mitigation fee i.e. that they won't need to pay £45k per tower.
2. What timescales we can get this agreed, they are looking to start on site in August for the first tower and they are concerned about being held up due to the condition.

Please do give me a call when you next get a moment – I appreciate you are very busy.

Kind regards,

Kai Frolic | PAGERPOWER Urban & Renewables | T: +44 1787 319 001 | W: www.pagerpower.com

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From: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>

Sent: 16 June 2021 17:43

To: Kai Frolic <kai@pagerpower.com>

Subject: RE: Proposed buildings (towers) in Manchester [SG31652]

Hi Kai, sorry for this but I've been tied up with other bits and calls. The number is correct, I did get your voicemail but haven't managed to look at this in detail yet. If you give me a call tomorrow I should be about. I need to pop into the office tomorrow so probably best after midday.

In a nutshell however, yes, the tower shielding will be a factor but we can model this to see how much blocking effect it will have. Also, the worst case scenario for the developer would be that we require a fixed reflector to be adapted into the software, and hence would require planning conditions. So, if they work on that basis, things can only get better (if we dismiss the impact). They can also undertake the pre-planning assessment for a formal answer in advance of planning.

Regards
Sacha

NATS

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ATC Systems Safeguarding Engineer

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E: sacha.rossi@nats.co.uk



NATS Public

From: Kai Frolic <kai@pagerpower.com>
Sent: 16 June 2021 14:58
To: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>
Subject: FW: Proposed buildings (towers) in Manchester

Hi Sacha,

Just followign up on this one, I tried calling your normal number a couple of times but didn't get through.

Are you able to advise of the best number to reach you on / time to call for a quick chat on this one?

Kind regards,

Kai Frolic | PAGERPOWER Urban & Renewables | T: +44 1787 319 001 | W: www.pagerpower.com

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From: Kai Frolic
Sent: 10 June 2021 17:42
To: ROSSI, Sacha <Sacha.Rossi@nats.co.uk>
Subject: Proposed buildings (towers) in Manchester

Dear Sacha,

I hope you're well.

I'm working with the developer of two tower blocks in Manchester, for context they're about 15.4 km from the Manchester radar and 600 metres northwest of the Beetham Tower.

The developer is keen to understand and agree the mitigation requirement for the development.

I would like to have a chat over the phone if possible, ahead of this I thought I'd send some background information.

The towers are referred to as T1 and T2, they are about 40 metres from one another.

T1 will commence September 2021 to complete May 2024 and T2 will commence February 2022 to complete March 2025.

The parapet top for T1 has an altitude of 124.4 metres above mean sea level, for T2 it's 138.825 metres.

Of note is that T1 seems to me to be entirely within the shadow of the control tower at Manchester Airport. I have based this on the sides of the tubular tower extrapolated from aerial imagery.

The attached figures show the tower locations, their size relative to their surroundings and the initial inductive screening provided by the tower.

I will give you a call tomorrow to discuss.

Kind regards,

Kai Frolic | PAGERPOWER Urban & Renewables | T: +44 1787 319 001 | W: www.pagerpower.com

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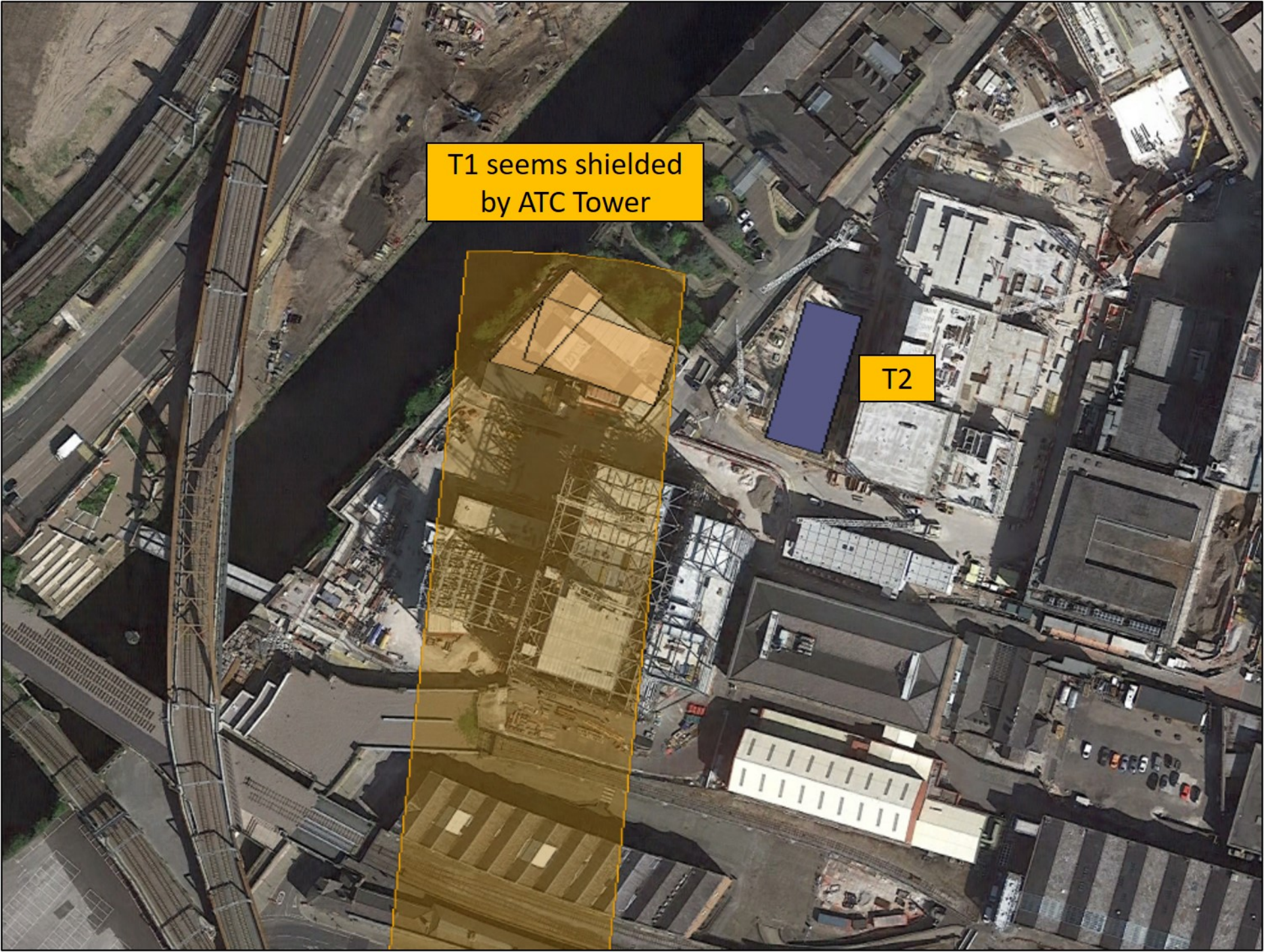
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T1 seems shielded
by ATC Tower

T2