Manchester City Council

Our Town Hall

Metrolink OLE Column justification

OTH-ARU-ZZ-ZZ-RPT-B-0049 | P03 | 5 November 2020

Prepared by: Tom Waterson
Checked by: Lauren Blow
Approved by David Twiss



OUR TOWN HALL PROJECT

ARUP

Executive Summary

This note outlines the proposals for public realm lighting for the Our Town Hall project as a response to a Planning Condition raised by the Local Planning Authority in response to the Planning Application for the project.

The LPA queried as to why the design team were not making use of the existing Metrolink overhead line equipment on the Princess Street side of Albert Square to host lighting serving Albert Square, so as to limit the visual 'clutter' on Albert Square.

The OTH project design team have taken on board the LPA's comments and have amended the public realm lighting scheme for Albert Square. Whilst it will not be possible to locate lighting on the Metrolink OLE columns, the design team have made better use of low-level lighting provided as part of furniture and planters to enhance the lighting levels on the Princess Street side of the square. This, alongside the minor relocation of some lighting totems on Albert Square and the addition of additional spotlights to these totems has resulting in a net reduction from **15No.** totems in the existing scheme presented to the LPA to **9No.** totems in the revised scheme. This not only goes a long way to reduce the visual 'clutter' on Albert Square, but also will likely have a capital cost saving for the project.

This note is provided for review by:

- Lendlease (management contractor)
- Manchester City Council (building operator)
- Manchester City Local Planning Authority.

This note shall be read in conjunction with:

- Lighting Planning Report.

1 Introduction

The Stage 4 lighting design for Albert Square as part of the Our Town Hall project includes for lighting provided in the form of multiple LED spotlights installed on high specification lighting totems (Figure 1 Lighting totems within Albert SquareFigure 1). These totems are deliberately located at the perimeter of the square to keep the square clear for events such as Christmas Markets and Manchester International Festival, whilst providing the functional lighting, feature lighting, security (emergency) lighting, CCTV, WiFi and hard-wired ICT connectivity as part of a single high specification aesthetic totem (Figure 2).



Figure 1 Lighting totems within Albert Square

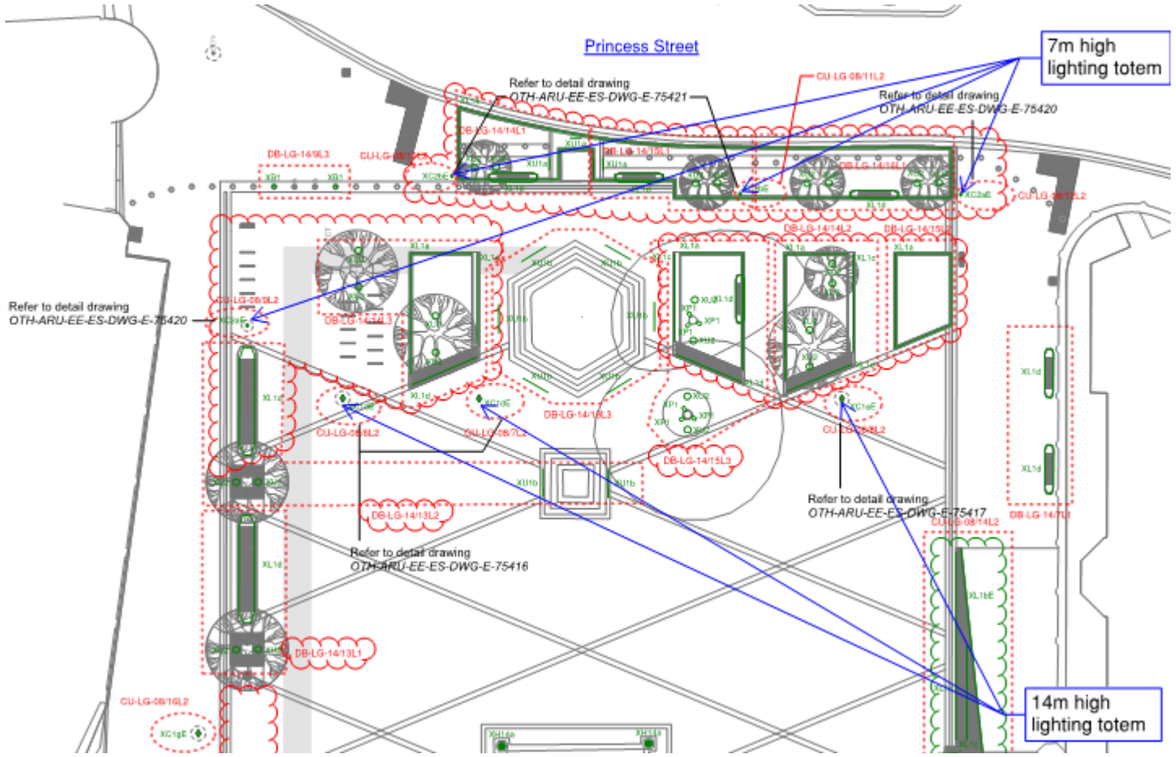


Figure 2 - Extract of Stage 4 public realm lighting drawing for Albert Square (Princess Street end)

The Local Planning Authority (LPA) have identified as part of a Planning Condition as to whether the existing Metrolink Overhead Line Equipment (OLE) columns along Princess Street can be utilised for the functional and feature lighting to Albert Square instead of the 7m lighting totems (Figure 3). This note provides a justification associated with this for consideration.

4	Prior to the installation of any new external lighting within the site boundary, full details of the final number of and design of lighting columns to be installed, which shall include confirmation of how the design meets the requirements of older and disabled people shall be submitted to and approved in writing by the City Council as local planning authority. The final number of lighting columns to be installed shall be fully justified. All lighting columns shall be installed only in accordance with the approved details.	**Lighting columns**	**MCC / LL / Planit / Arup**	• Final layout plan with confirmed number and location of lighting columns within the Square. • Supporting statement that addresses: • *Engagement with TfGM regarding the use of the existing Metrolink poles – if feasible, lower level columns not to be included, with provision made on the poles.* • *An audit of how the columns have been laid out so as not prohibit ease of movement by those with mobility issues.*	• TfGM • Access Groups

Figure 3 - Extract of LPA Planning Condition

2 Existing Metrolink Overhead Line Equipment in vicinity of Albert Square

OLE columns are provided along both sides of the pavement of Princess Street. A query was raised by the LPA as to whether luminaires could be mounted to the OLE columns to provide some of the required lighting to Albert Square instead of from the lighting totems. An example of hybrid OLEs is shown in Figure 4.



Figure 4 - Example of Metrolink OLE columns on St Peters Square, which were designed with flat-panel LED streetlighting luminaires installed

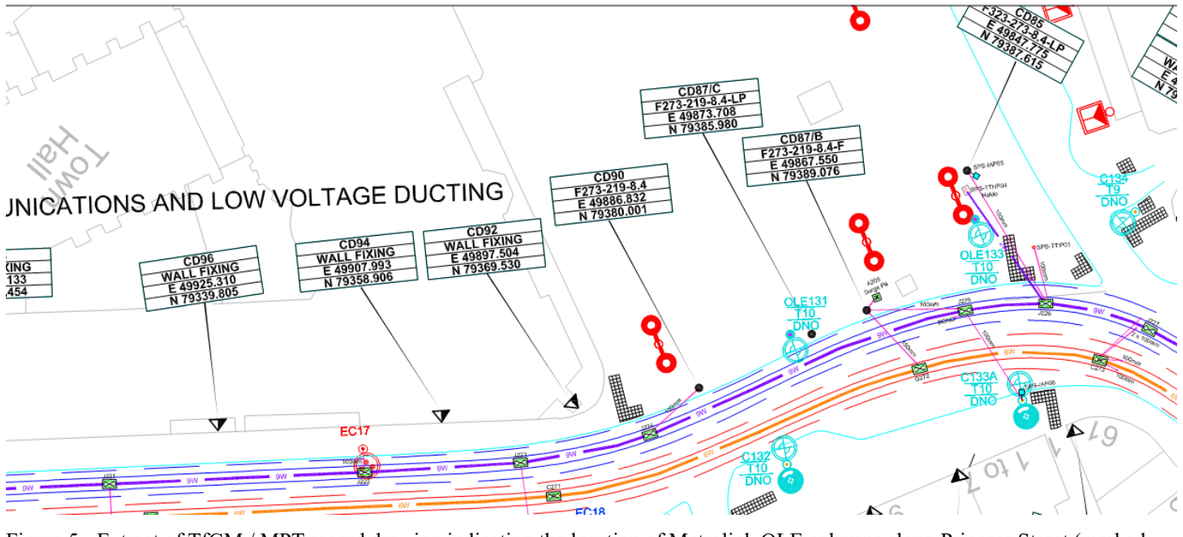


Figure 5 - Extract of TfGM / MPT record drawing indicating the location of Metrolink OLE columns along Princess Street (marked CD**)



Figure 6 - Typical Metrolink OLE columns on Princess Street side of Albert Square.

From discussions with TfGM, Metrolink, MCC Highways (and in turn the contractor MPT) we understand two OLE columns (CD 85 and CD 87 C) installed as part of 2nd City Crossing in circa 2015 were provided with luminaire adaptors on the top to the columns. The luminaire adapters are shown on the column on the right in Figure 6 and in Figure 7. However, it is unclear if any ducting was installed to these columns as part of their installation and no ducting is indicated on the record drawing provided by TfGM in Figure 5.



Figure 7 - Existing Metrolink OLE columns (CD 85 and CD 87 C)

Metrolink / TfGM have confirmed that two of the OLE columns on Princess Street facing on to Albert Square (CD 87 B and CD 90) cannot be used for lighting. These OLE columns are shown in Figure 8.



Figure 8 - Existing Metrolink OLE columns CD 87 B and CD 90

From: Lynda Griffin <Lynda.Griffin@tfgm.com>
Sent: 11 September 2019 12:13
To: Ashleigh Dolan <Ashleigh.Dolan@arup.com>
Subject: [External] RE: OTH public realm lighting + Tfgm columns

Ashleigh,

As I discussed with Kevin on the phone, Metrolink do have combined OHLE and Lighting along some lines and therefore the principle had been established.

Since that telephone conversation with Kevin I have now spoken to our engineering team and I am told that those already in existence were bespoke OHLE with a short column and bracket projecting at the top, with the associated infrastructure and ducting designed accordingly.

Unfortunately I am told that retrofitting luminaires to our OHLE poles is not possible due to the inability to get cable routeing into the substantial OHLE bases.

Apologies I wasn't able to get back to Kevin earlier, all I had was a phone number that I scribbled somewhere and since lost.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 1594

Mobile 07901220488
Office fax 0161 244 1316
www.tfgm.com

Please don't print this e-mail unless you really need to!

Figure 9 - Extract of email correspondence between TfGM and Arup - see appendices for full correspondence

3 Pros and cons of utilising Metrolink OLE Columns for Lighting

Pros

- Omission of up to two 7m high multi-function lighting totems to the Princess Street side of Albert Square which will assist with minimising the visual clutter. Note refer to section 4 for proposed amendments – which are different.

Cons

- The Metrolink OLE columns are designed for a single flat-panel LED street-lighting lantern – they are not intended for public realm lighting such as required for Albert Square. Implementing such installations on existing infrastructure will therefore not provide a cohesive lighting scheme and will look out of place within the square.
- It is thought that the Metrolink OLE columns do not have cable ducting provided to the columns as part of the original installation which would make it unviable to utilise the two possible OLE columns for lighting – as identified from record information and from liaison with TfGM. See Figure 9 above for an extract of correspondence – correspondence with all relevant stakeholders is included in the appendices for reference.
- Increased installation costs – the lighting can only be installed with a Metrolink possession which will likely last several days.
- Increased lifecycle maintenance costs – the lighting can only be maintained with a Metrolink possession which come at significant cost.
- Reactive maintenance will not be feasible – potentially causing issues for events going forwards.

In summary, Arup would not recommend utilising the Metrolink OLE columns for hosting public realm lighting for Albert Square.

4 Proposed amendments to Stage 4 design

Following the comments from the LPA, the Our Town Hall project design team have been looking into options for reducing visual 'clutter' on Albert Square and further rationalising the scheme. As part of this, Arup have identified the opportunity to reduce the quantity of lighting totems on Albert Square in the following ways;

- Relocating some of the 14m high totems to bring them in line with the trees
- Omitting the three 7m high totems along Princess Street by using additional low-level illumination in the planters/furniture and relocating the luminaires on the 7m totems to the nearby 14m totems.
- Removal of two 14m totems along the Lloyd Street side of the square by relocating the luminaires from these onto the remaining three 14m totems.

Incorporating these alterations means that Arup do not feel that there is any requirement to provide lighting to the Metrolink OLE columns, and the main intention of the Planning Condition was to reduce the visual clutter which will be achieved with the changes implemented above.

An extract of the current landscape masterplan is included below for reference.

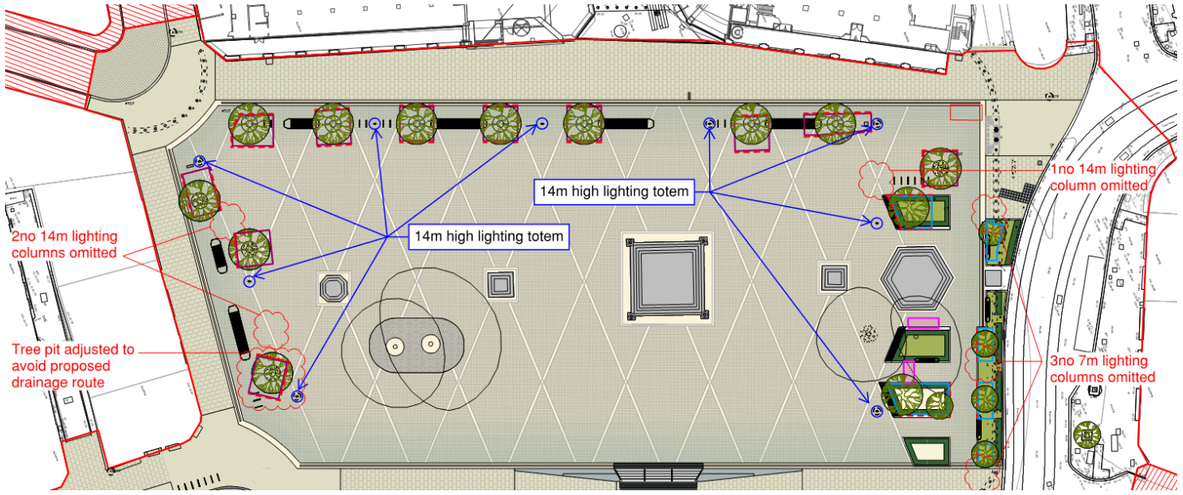


Figure 10 - Revised public realm lighting proposals

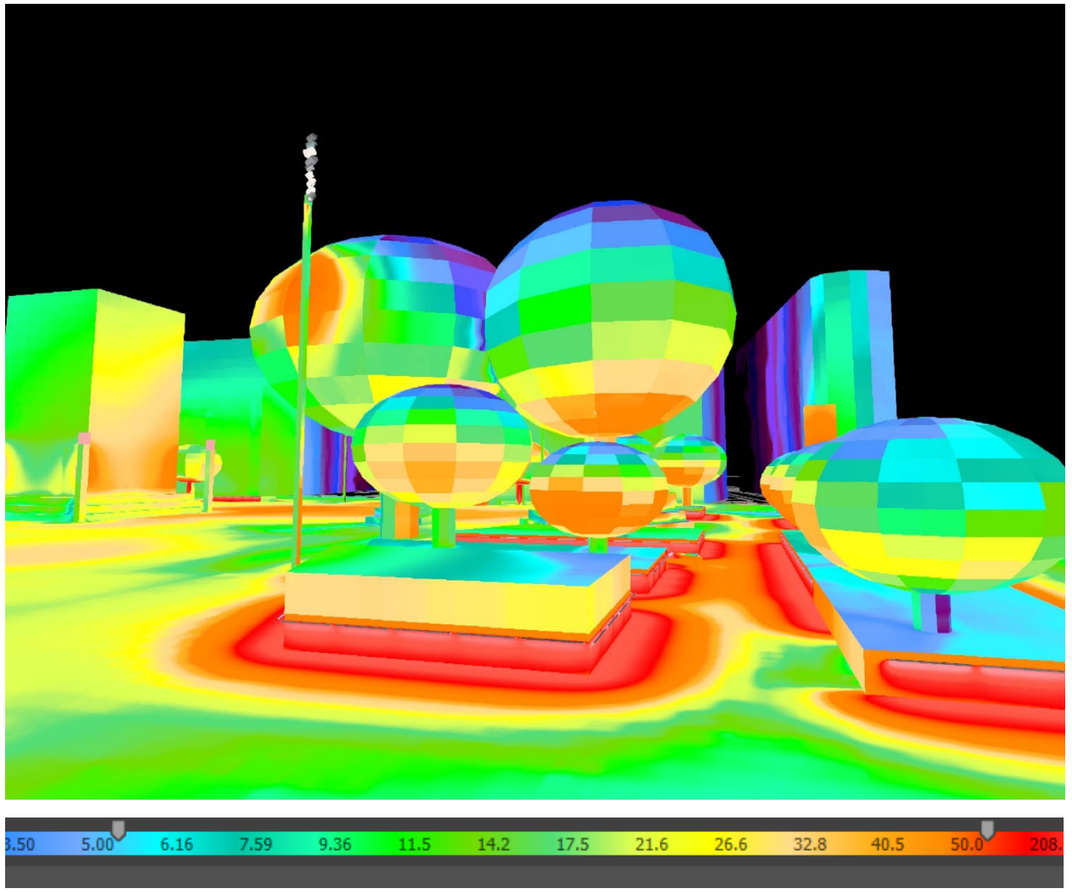


Figure 11 - Extract of lighting calculation software for the area of Albert Square adjacent to Princess Street, identifying the contribution of the low-level lighting from the planters / furniture etc.

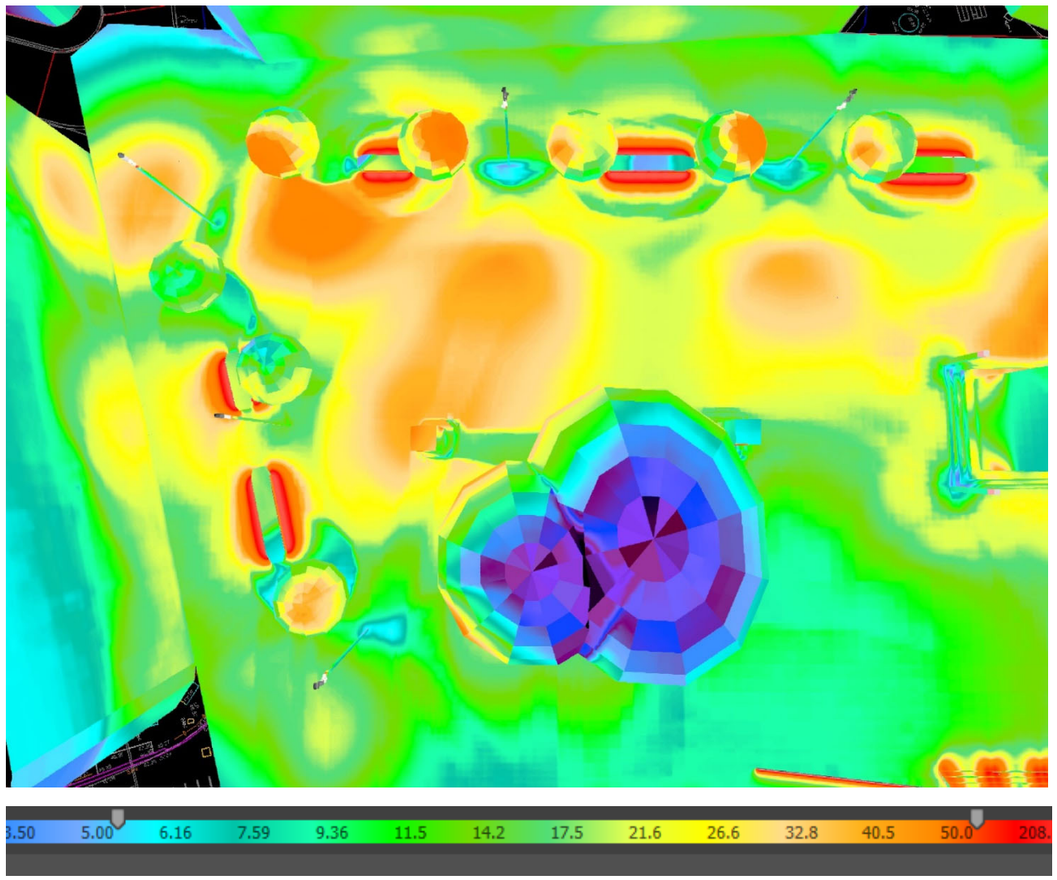


Figure 12 - Extract of lighting calculation software for the area of Albert Square adjacent to Lloyd Street, identifying the contribution of the high-level lighting from the totems.

The lighting levels achieved with the proposed scheme and reduction in lighting totems is summarised below:

- Whole square
  Average illuminance: 48lux
- Entrance Steps:
  Average illuminance: 85lux
- Pedestrian walkway between planters:
  Average illuminance: 128lux

This is in comparison to the lighting levels in the as built existing scheme where the average illuminance across the whole square is 37lux.

For reference, guidance on minimum lighting levels for Secured by Design accreditation are included below:

Recommended lighting levels for CCTV			
Camera	Minimum illuminance in Lux	Overall Uniformity Not less than	Threshold Increment Not less than (%)
Monochrome	5	0.4	10
Colour	15	0.4	10

Figure 13 - Secured by Design guidance for minimum lighting levels for CCTV

Note CCTV camera technology has improved considerably in the last ten years since the above guidance was produced, and as such the Security Strategy for the Our Town Hall project makes reference to the following:

> Currently, the lighting levels modelled across Albert Square are expected to be a minimum of 5lux with at least 0.25Uo uniformity. Thus, the cameras will have high sensitivity sensors capable of capturing clear colour images under these conditions in addition to a high dynamic range (HDR) due to the relatively low uniformity expected.

Figure 14 - Extract of Arup Security Strategy

5 Conclusions

The Our Town Hall design team has considered the pros and cons of providing lighting into the Square from the existing Metrolink OLE columns, and concluded that on balance, the potential benefits are outweighed by the disadvantages. The primary disadvantages are:

- There are significant obstacles to servicing lighting from these columns, including the fact that only two of the four have the necessary fittings in place. Furthermore, Metrolink has confirmed that it will not be possible to retro-fit cabling within the substantial OLE bases.
- Where lighting has been used on OLE columns, it has been a flat-panel LED fitting designed for flood-lighting situations, which are not considered appropriate to a cohesive design solution such as that proposed for Albert Square.
- The life-cycle maintenance implications of utilising the OLE for lighting will be significant, since each maintenance visit would require a Metrolink possession and closure.

The primary advantage of utilising the existing OLE columns would be the reduction of the number of new lighting columns in the Square (reduction in ‘clutter.’). Having considered the disadvantages set out above, the design team has reviewed the lighting in the Square generally, and believes a reduction in clutter can be achieved by adjusting the number and location of new lighting totems as set out in Section 4 of this report A lux plot of the proposed lighting scheme is detailed in Appendix E.

6 Next steps

OTH MCC team to present this note to the Local Planning Authority for comment.

Appendix A – correspondence with TfGM

From: Ashleigh Dolan
To: Lynda Griffin
Subject: RE: OTH public realm lighting + Tfgm columns
Date: 11 September 2019 14:29:52

Hi Lynda,

Thanks for getting back to me and confirming, I'll feed this back to Planit too.

Many thanks,
Ashleigh

Ashleigh Dolan
Designer | Lighting

Arup
6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom
t: +44 161 602 9656
www.arup.com

From: Lynda Griffin <Lynda.Griffin@tfgm.com>
Sent: 11 September 2019 12:13
To: Ashleigh Dolan <Ashleigh.Dolan@arup.com>
Subject: [External] RE: OTH public realm lighting + Tfgm columns

Ashleigh,

As I discussed with Kevin on the phone, Metrolink do have combined OHLE and Lighting along some lines and therefore the principle had been established.

Since that telephone conversation with Kevin I have now spoken to our engineering team and I am told that those already in existence were bespoke OHLE with a short column and bracket projecting at the top, with the associated infrastructure and ducting designed accordingly.

Unfortunately I am told that retrofitting luminaires to our OHLE poles is not possible due to the inability to get cable routeing into the substantial OHLE bases.

Apologies I wasn't able to get back to Kevin earlier, all I had was a phone number that I scribbled somewhere and since lost.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager

Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 1594

Mobile 07901220488
Office fax 0161 244 1316
www.tfgm.com

Please don't print this e-mail unless you really need to!

From: Ashleigh Dolan <Ashleigh.Dolan@arup.com>
Sent: 11 September 2019 10:32
To: Lynda Griffin <Lynda.Griffin@tfgm.com>
Subject: OTH public realm lighting + Tfgm columns

Morning Lynda,

I'm working on the lighting design for the Manchester Town Hall public realm alongside the landscape architects Planit IE, and Kevin Redhead at Planit passed me your details.

I believe he's discussed our proposals with you previously and you talked about the possibility of mounting some of our lighting to your catenary columns that support the overhead tram lines that run down Princess Street.
I've attached the public realm section of our latest Lighting Strategies report - if you refer to page 39 (the 9th page along), you can see where we are proposing to install lighting columns.
The column positions highlighted in blue in the bottom right hand image are the ones we would like to omit and mount lighting to nearby existing Tfgm columns if at all possible.

I need to get an idea from you if this would be feasible, and what information you need from me to be able to determine this?

I'll give you a call tomorrow morning to discuss, or if you get the chance before then please don't hesitate.

Many thanks,
Ashleigh

Ashleigh Dolan
Designer | Lighting

Arup
6th Floor 3 Piccadilly Place Manchester M1 3BN United Kingdom
t: +44 161 602 9656
www.arup.com

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments. As a public body, Transport for Greater Manchester may be required to disclose this email or any response to it under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.
This email has been scanned for all viruses and passed through Content Control by the iCritical Email Security System.

Appendix B – correspondence with TfGM

Tom Waterson

From: Lynda Griffin <Lynda.Griffin@tfgm.com>
Sent: 06 December 2019 11:05
To: Liam Brady
Cc: Tom Waterson
Subject: [External] RE: Our Town Hall Project - Mounting lighting to TFGM Catenary Columns along Princess St

Liam,

I refer to our telephone conversation and have set out below what I have discovered.

I now understand that when 2CC was in the design stage the Planners wanted combined OLE & Lighting, as they do now. It later transpired that MCC Street Lighting did not want to maintain any luminaires fitted to Metrolink infrastructure and clearly the maintenance of street lighting is not Metrolink's responsibility. I think a stale mate was reached and consequently the Lighting was not included on the OLE.

There are two OLE poles in Albert Square that have extensions on the top to allow for luminaires to be fitted, clearly designed early on in the process. These are identified as CD85 and CD87/C. What I am not clear on is whether the rest of the passive provision for these to be utilised as lighting columns was introduced or whether this was designed out once the agreement to include Street Lighting was not reached.

I have asked our Contractor MPT to see if they can provide any evidence as to what was actually constructed with regards to ducting through the OLE base to determine if there is any passive provision included. If I get a response to this I will let you know as soon as I have it.

Even if the passive provision was not included it would not, on the two columns mentioned above, be impossible to include them but it could be costly/difficult. The works could require digging down around the base and coring through the concrete to the post. A structural assessment of coring the post itself would be required if it did not already include a cable entry hole. If it does have a cable entry hole the difficulty would be finding it.

I hope you find this information useful even if not conclusive.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 1594

Mobile 07901220488
Office fax 0161 244 1316
www.tfgm.com

Please don't print this e-mail unless you really need to!

From: Liam Brady <l.brady@manchester.gov.uk>
Sent: 03 December 2019 09:53
To: Lynda Griffin <Lynda.Griffin@tfgm.com>
Cc: Tom Waterson <tom.waterson@arup.com>; Kevin Redhead <kr@planit-ie.com>; Goddard, Ian <ian.goddard@macegroup.com>
Subject: Our Town Hall Project - Mounting lighting to TFGM Catenary Columns along Princess St

Hi Lynda,

I hope you are well.

I am informed that the Our Town Hall Project Design Team (Kevin Redhead from Planit IE and Ashliegh Dolan from Arup) have contacted you (see email attached 11th Sept 2019) to discuss the possible use of your Catenary Columns that support the overhead tram lines that run down Princess St. In your response to Ashliegh (also attached) you state;

> *.....retrofitting luminaries to our OHLE poles is not possible due to the inability to get the cable routing into the substantial OHLE bases.*

This has been challenged by the City Centre Planning Team who have asked for this to be technically reviewed again prior to the LPA approving the Public Realm Planning application.

With this in mind I would like to meet with you (at TFGM Office) early next week with Kevin (Planit IE) and Tom Waterson (Arup) to review this again and agree what can and cannot be achieved.

We are free to meet Monday 9th Dec at 2pm, Tuesday 10th Dec' all day, or Weds 11th Dec' 11.30am, please confirm which time suits you and I will send out formal invites.

many thanks

Liam

PS: Would it be possible for you to send a specification / data sheet for the existing Catenary Columns ahead of our meeting.

Liam Brady
Senior Client Project Manager
Our Town Hall Project
Growth and Neighbourhoods
Manchester City Council

Postal address:
Our Town Hall Project
Growth and Neighbourhoods
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Office location:
Town Hall
Lloyd St
Manchester
M2 5HD (sat nav)

Tel External: 0161 245 7580
Tel Internal: 800 7580
E-mail l.brady@manchester.gov.uk
Mobile No: 07786708543
Website address: www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

****

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments. As a public body, Transport for Greater Manchester may be required to disclose this email or any response to it under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.
This email has been scanned for all viruses and passed through Content Control by the iCritical Email Security System.

Appendix C - Correspondence with MCC Highways

Tom Waterson

From: Liam Brady <l.brady@manchester.gov.uk>
Sent: 06 December 2019 11:33
To: Trevor Powell
Cc: Paul Candelent; Goddard, Ian; Tom Waterson; Feekins, Laura (UK - Manchester); Lynda Griffin
Subject: [External] Fwd: Our Town Hall Project - Mounting lighting to TFGM Catenary Columns along Princess St

Hi Trevor,

As you are aware the Albert Square Public Realm design includes external lighting columns and we have been requested by MCC Planners to explore the possible use of your Catenary Columns that support the overhead tram lines that run down Princess St.

I have been in discussion with Lynda Griffin (TFGM) who has been very helpful and she has informed me;

I now understand that when 2CC was in the design stage the Planners wanted combined OLE & Lighting, as they do now. It later transpired that MCC Street Lighting did not want to maintain any luminaires fitted to Metrolink infrastructure and clearly the maintenance of street lighting is not Metrolink's responsibility. I think a stale mate was reached and consequently the Lighting was not included on the OLE.

Lynda unfortunately does not have any formal communication to confirm this status so I thought you might be able to provide some background information (or contacts in Amey who maybe able to confirm this outcome during Second City Crossing.

Without this information the OTH Project Public Realm Planning submission is exposed to risk. I trust you will review this and provide any information you have relating to this matter.

many thanks in anticipation

Liam

----- Forwarded message ---------

From: **Lynda Griffin** <Lynda.Griffin@tfgm.com>
Date: Fri, 6 Dec 2019 at 11:04
Subject: RE: Our Town Hall Project - Mounting lighting to TFGM Catenary Columns along Princess St
To: Liam Brady <l.brady@manchester.gov.uk>
Cc: Tom Waterson <tom.waterson@arup.com>

Liam,

I refer to our telephone conversation and have set out below what I have discovered.

I now understand that when 2CC was in the design stage the Planners wanted combined OLE & Lighting, as they do now. It later transpired that MCC Street Lighting did not want to maintain any luminaires fitted to Metrolink

infrastructure and clearly the maintenance of street lighting is not Metrolink's responsibility. I think a stale mate was reached and consequently the Lighting was not included on the OLE.

There are two OLE poles in Albert Square that have extensions on the top to allow for luminaires to be fitted, clearly designed early on in the process. These are identified as CD85 and CD87/C. What I am not clear on is whether the rest of the passive provision for these to be utilised as lighting columns was introduced or whether this was designed out once the agreement to include Street Lighting was not reached.

I have asked our Contractor MPT to see if they can provide any evidence as to what was actually constructed with regards to ducting through the OLE base to determine if there is any passive provision included. If I get a response to this I will let you know as soon as I have it.

Even if the passive provision was not included it would not, on the two columns mentioned above, be impossible to include them but it could be costly/difficult. The works could require digging down around the base and coring through the concrete to the post. A structural assessment of coring the post itself would be required if it did not already include a cable entry hole. If it does have a cable entry hole the difficulty would be finding it.

I hope you find this information useful even if not conclusive.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 1594

Mobile 07901220488
Office fax 0161 244 1316
www.tfgm.com

Please don't print this e-mail unless you really need to!

From: Liam Brady <l.brady@manchester.gov.uk>
Sent: 03 December 2019 09:53
To: Lynda Griffin <Lynda.Griffin@tfgm.com>
Cc: Tom Waterson <tom.waterson@arup.com>; Kevin Redhead <kr@planit-ie.com>; Goddard, Ian <ian.goddard@macegroup.com>
Subject: Our Town Hall Project - Mounting lighting to TFGM Catenary Columns along Princess St

Hi Lynda,

I hope you are well.

I am informed that the Our Town Hall Project Design Team (Kevin Redhead from Planit IE and Ashliegh Dolan from Arup) have contacted you (see email attached 11th Sept 2019) to discuss the possible use of your Catenary Columns that support the overhead tram lines that run down Princess St. In your response to Ashliegh (also attached) you state;

> *.....retrofitting luminaries to our OHLE poles is not possible due to the inability to get the cable routing into the substantial OHLE bases.*

This has been challenged by the City Centre Planning Team who have asked for this to be technically reviewed again prior to the LPA approving the Public Realm Planning application.

With this in mind I would like to meet with you (at TFGM Office) early next week with Kevin (Planit IE) and Tom Waterson (Arup) to review this again and agree what can and cannot be achieved.

We are free to meet Monday 9th Dec at 2pm, Tuesday 10th Dec' all day, or Weds 11th Dec' 11.30am, please confirm which time suits you and I will send out formal invites.

many thanks

Liam

PS: Would it be possible for you to send a specification / data sheet for the existing Catenary Columns ahead of our meeting.

Liam Brady

Senior Client Project Manager

Our Town Hall Project

Growth and Neighbourhoods

Manchester City Council

Postal address:

Our Town Hall Project

Growth and Neighbourhoods

Manchester City Council

PO Box 532 Town Hall

Manchester

M60 2LA

Office location:

Town Hall

Lloyd St

Manchester

M2 5HD (sat nav)

Tel External: 0161 245 7580

Tel Internal: 800 7580

E-mail l.brady@manchester.gov.uk

Mobile No: 07786708543

Website address: www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

****

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments. As a public body, Transport for Greater Manchester may be required to disclose this email or any response to it under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.
This email has been scanned for all viruses and passed through Content Control by the iCritical Email Security System.

--
Liam Brady
Senior Client Project Manager
Our Town Hall Project
Growth and Neighbourhoods
Manchester City Council

Postal address:
Our Town Hall Project
Growth and Neighbourhoods
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Office location:
Town Hall
Lloyd St
Manchester
M2 5HD (sat nav)

Tel External: 0161 245 7580
Tel Internal: 800 7580
E-mail l.brady@manchester.gov.uk
Mobile No: 07786708543
Website address: www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

****

Appendix D – correspondence with Metrolink

Tom Waterson

From: Nicholas Coles More <NColesMore@metrolink.co.uk>
Sent: 08 September 2020 16:42
To: Bloxham, Steve; Rycroft, Will
Cc: Wheeldon, Stuart
Subject: RE: [EXT]:RE: OTH Princess Street Scaffolding Erection
Attachments: Appendix A Possession Request Form.pdf

Thanks Steve,

Your recap is an accurate record of the discussions

Can you please populate the attached access request form in relation to the graphics installation and I shall escalate internally

Thanks,

Nick Coles-More
Capital Works Projects Manager

KeolisAmey Metrolink
Metrolink House
Queens Road
Manchester M8 0RY

m: +44 (0) 7792 800 353| **e:** ncolesmore@metrolink.co.uk

From: Bloxham, Steve <Steve.Bloxham@lendlease.com>
Sent: 07 September 2020 09:59
To: Nicholas Coles More <NColesMore@metrolink.co.uk>; Rycroft, Will <Will.Rycroft@lendlease.com>
Cc: Wheeldon, Stuart <Stuart.Wheeldon@lendlease.com>
Subject: RE: [EXT]:RE: OTH Princess Street Scaffolding Erection
Importance: High

Morning Nick,

Thanks for your time Friday, can I juts recap our conversation please;

1. OLE Columns - *Due to the current situation Metrolink cannot offer any further assistance with the survey works noted*.
2. UTC – Lights – *Metrolink still chasing TFGM for finalised quotation* –
3. Graphics, Art work to Princess St hoarding – *Request for Commencing 27th Sept – LL / MCC to furnish Metrolink with further details of works, methodology and fixings.(noting No aluminium ladders allowed steps or not) Normal 6 week lead in however in this instance Metrolink will give a concession on this, however need to review operatives arability for the dates noted*.

Whilst on, The graphics company have now informed me that the duration for the installation of their Art work will actually run through until the 7th October, week nights only. Does this change anything.

They have also confirmed the safety signage will look similar to the attacked and will also be in the middle of Princes St as well as down adjacent to the spayed section of hoarding, trust this meets with your requirements.

Regards,

Steve Bloxham.
Project Manager, Europe
Our Town Hall Site Office, Albert Square, Manchester, M2 5AA, United Kingdom
M +44 (0) 07889 591 989

steve.bloxham@lendlease.com | lendlease.com

From: Nicholas Coles More <NColesMore@metrolink.co.uk>
Sent: 02 September 2020 17:14
To: Rycroft, Will <Will.Rycroft@lendlease.com>
Cc: Bloxham, Steve <Steve.Bloxham@lendlease.com>
Subject: RE: [EXT]:RE: OTH Princess Street Scaffolding Erection

Gents,

Perhaps a 30 min teams catch up would be good. Does after 1230 tomorrow or Friday 1100 to 1300 or after 1430 work for both of you?

If not happy to pick up individually

Thanks,

Nick Coles-More
Capital Works Projects Manager

KeolisAmey Metrolink
Metrolink House
Queens Road
Manchester M8 0RY

m: +44 (0) 7792 800 353| **e:** ncolesmore@metrolink.co.uk

From: Rycroft, Will <Will.Rycroft@lendlease.com>
Sent: 02 September 2020 12:12
To: Nicholas Coles More <NColesMore@metrolink.co.uk>
Cc: Bloxham, Steve <Steve.Bloxham@lendlease.com>
Subject: RE: [EXT]:RE: OTH Princess Street Scaffolding Erection

Hi Nick,

Sorry I've been away on annual leave and not had chance to pick this up prior. It is still on the agenda, have you any availability later this week for a Team's call or site meeting? Steve has a couple of items to discuss to so can hopefully tie them all into one session.

Thanks,

Will

Will Rycroft
Project Manager, Europe
Our Town Hall Site Office, Albert Square, Manchester, M2 5AA, United Kingdom
M +44 (0)7525 593 535

will.rycroft@lendlease.com | lendlease.com

From: Nicholas Coles More <NColesMore@metrolink.co.uk>
Sent: 01 September 2020 08:40
To: Rycroft, Will <Will.Rycroft@lendlease.com>
Subject: [EXT]:RE: OTH Princess Street Scaffolding Erection

Hi Will,

Is this still on the agenda?

Thanks,

Nick Coles-More
Capital Works Projects Manager

KeolisAmey Metrolink
Metrolink House
Queens Road
Manchester M8 0RY

m: +44 (0) 7792 800 353| **e:** ncolesmore@metrolink.co.uk

From: Nicholas Coles More
Sent: 15 August 2020 14:38
To: Rycroft, Will <Will.Rycroft@lendlease.com>
Subject: RE: OTH Princess Street Scaffolding Erection

Hi Will,

Apologies as I've been tied up all work on another project. From your wording below are you referring to possessions overnight to lift, or sustained possessions for a weekend or longer?

Perhaps a quick chat on the phone would be good prior to a more formal structured meeting? I'm free after 2pm Monday and after 10am Wednesday if that works?

Thanks,

Nick Coles-More
Capital Works Projects Manager

KeolisAmey Metrolink
Metrolink House
Queens Road
Manchester M8 0RY

m: +44 (0) 7792 800 353| **e:** ncolesmore@metrolink.co.uk

From: Rycroft, Will <Will.Rycroft@lendlease.com>
Sent: 10 August 2020 13:43
To: Nicholas Coles More <NColesMore@metrolink.co.uk>
Subject: OTH Princess Street Scaffolding Erection

Hi Nick,

Hope you're keeping well.

Since the weekend closure at the start of July we've been working on the scaffold behind the sheeting and progressed with the first scaffold lift above. Throughout these activities we've reviewing and monitoring safety whilst these works are undertaken. With this in mind we would like to have discussions with KAM and TFGM about the possibility of further closures along Princess Street, so that an exclusion area greater than the fan can be implemented at ground level, whilst the lifts above the fan are constructed. Are you available for a meeting later this week to discuss further?

Many thanks,

Will

Will Rycroft
Project Manager, Europe
Our Town Hall Site Office, Albert Square, Manchester, M2 5AA, United Kingdom
M +44 (0)7525 593 535

will.rycroft@lendlease.com | lendlease.com



This email and any attachments are confidential and may also contain copyright material of the Lendlease Group. If you are not the intended recipient, please notify us immediately and delete all copies of this message. You must not copy, use, disclose, distribute or rely on the information contained in it. Copying or use of this communication or information in it is strictly prohibited and may be unlawful. Contracts cannot be concluded with the Lendlease Group nor service effected by email. None of the staff of the Lendlease Group are authorised to enter into contracts on behalf of any member of the Lendlease Group in this manner. The fact that this communication is in electronic form does not constitute our consent to conduct transactions by electronic means or to use or accept electronic records or electronic signatures. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Lendlease does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses, interception, corruption or unauthorised access. Lendlease Group may monitor email traffic data and also the content of email for the purposes of security and staff training. Please note that our servers may not be located in your country. A list of Lendlease Group entities can be found here.

Our teams are responding to the ever changing guidance and impacts of the COVID-19 virus. We recommend that you communicate with us by email, using the email address on this correspondence. This will allow us to review and respond to you promptly

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities

other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

This email and any attachments are confidential and may also contain copyright material of the Lendlease Group. If you are not the intended recipient, please notify us immediately and delete all copies of this message. You must not copy, use, disclose, distribute or rely on the information contained in it. Copying or use of this communication or information in it is strictly prohibited and may be unlawful. Contracts cannot be concluded with the Lendlease Group nor service effected by email. None of the staff of the Lendlease Group are authorised to enter into contracts on behalf of any member of the Lendlease Group in this manner. The fact that this communication is in electronic form does not constitute our consent to conduct transactions by electronic means or to use or accept electronic records or electronic signatures. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Lendlease does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses, interception, corruption or unauthorised access. Lendlease Group may monitor email traffic data and also the content of email for the purposes of security and staff training. Please note that our servers may not be located in your country. A list of Lendlease Group entities can be found here.

Our teams are responding to the ever changing guidance and impacts of the COVID-19 virus. We recommend that you communicate with us by email, using the email address on this correspondence. This will allow us to review and respond to you promptly

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

This email and any attachments are confidential and may also contain copyright material of the Lendlease Group. If you are not the intended recipient, please notify us immediately and delete all copies of this message. You must not copy, use, disclose, distribute or rely on the information contained in it. Copying or use of this communication or information in it is strictly prohibited and may be unlawful. Contracts cannot be concluded with the Lendlease Group nor service effected by email. None of the staff of the Lendlease Group are authorised to enter into contracts on behalf of any member of the Lendlease Group in this manner. The fact that this communication is in electronic form does not constitute our consent to conduct transactions by electronic means or to use or accept electronic records or electronic signatures. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Lendlease does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses, interception, corruption or unauthorised access. Lendlease Group may monitor email traffic data and also the content of email for the purposes of security and staff training. Please note that our servers may not be located in your country. A list of Lendlease Group entities can be found here.

Our teams are responding to the ever changing guidance and impacts of the COVID-19 virus. We recommend that you communicate with us by email, using the email address on this correspondence. This will allow us to review and respond to you promptly

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

Appendix E – correspondence with Metrolink

Tom Waterson

From: Nicholas Coles More <NColesMore@metrolink.co.uk>
Sent: 15 October 2020 13:20
To: Bloxham, Steve
Subject: [EXT]:RE: OLE Colin foundations

Steve,

I can confirm that the OLE columns align to the back edge of the footings. However on your query I thought it just best to bring your attention to the below, contained within PROC 48 which I have shared with you previously.

GUIDANCE NOTES FOR EXCAVATIONS
There is a blanket restriction on excavation within 3 metres of an OLE pole, for two main reasons:
• *The foundations could be undermined.*
• *There could be electrical ducts in the vicinity of the OLE pole.*
Should an excavation within 3 metres of an OLE pole be required, works will not be prohibited but advice must be sought from MRDL beforehand.
Dependant on various factors and measures employed excavation less than 3 metres from a pole may be possible but, due to the hazards present, a PTW is required.

I appreciate this may only be at design stage but something to consider from a (Metrolink) planning perspective as the project progresses.

I've also enquired internally regarding the Heras fencing around OLE query from yesterday's discussion, and I shall keep you abreast.

Regards,

Nick Coles-More
Capital Works Projects Manager

KeolisAmey Metrolink
Metrolink House
Queens Road
Manchester M8 0RY

m: +44 (0) 7792 800 353| **e:** ncolesmore@metrolink.co.uk

From: Bloxham, Steve <Steve.Bloxham@lendlease.com>
Sent: 14 October 2020 07:23
To: Nicholas Coles More <NColesMore@metrolink.co.uk>
Subject: OLE Colin foundations

Hi Nick,

Trust your well.

On the drawings issued for the OLE column foundations, they show an off set of the foundation itself from the column fixing.

Can anyone confirm in which orientation this off set runs please. Into Princess St or into Albert Square?

Thanks in advance

Regards,

Steve Bloxham
Project Manager - Lendlease -Europe
Our Town Hall Project Office.
Town Hall, Albert Square, Manchester. M60 2LA

Tel; 07889591989

This email and any attachments are confidential and may also contain copyright material of the Lendlease Group. If you are not the intended recipient, please notify us immediately and delete all copies of this message. You must not copy, use, disclose, distribute or rely on the information contained in it. Copying or use of this communication or information in it is strictly prohibited and may be unlawful. Contracts cannot be concluded with the Lendlease Group nor service effected by email. None of the staff of the Lendlease Group are authorised to enter into contracts on behalf of any member of the Lendlease Group in this manner. The fact that this communication is in electronic form does not constitute our consent to conduct transactions by electronic means or to use or accept electronic records or electronic signatures. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Lendlease does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses, interception, corruption or unauthorised access. Lendlease Group may monitor email traffic data and also the content of email for the purposes of security and staff training. Please note that our servers may not be located in your country. A list of Lendlease Group entities can be found here.

Our teams are responding to the ever changing guidance and impacts of the COVID-19 virus. We recommend that you communicate with us by email, using the email address on this correspondence. This will allow us to review and respond to you promptly

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and/or privileged information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individuals or entities other than the intended recipient is prohibited. If you are not the intended recipient please notify the sender immediately and delete the email and any attachments.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

Appendix F – Lux plot for proposed scheme

