

APPENDIX 9.2

CORRESPONDENCE WITH THE LOCAL AUTHORITY

From: [Lucy Harrison](#)
To: [Martina Sechi](#)
Cc: [Claire Pegg/GBR](#); [Raine, Susan](#); [Chris Surfleet](#); [Dave Roscoe](#)
Subject: Re: Deansgate South proposal - TVIA
Date: 11 November 2020 09:34:42

Hello Martina

Further to your emails below, the City Council has made it clear that it does not support this proposal and we shall therefore not be engaging in any further pre-application discussions or advice on this.

Regards

Lucy Harrison
Senior Planner
City Centre Development Management
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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I am currently working from home so please contact me via email

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

On Tue, 10 Nov 2020 at 14:19, Martina Sechi <martina.sechi@bidwells.co.uk> wrote:

Dear Lucy

I hope this email finds you well.

Apologies for chasing, I thought I just check if you had a chance to look at the email I sent you last week and if you have any queries. If you could give me an indication of when roughly you would be able to provide your comments or if you want to set up a call to discuss that would be useful.

Thank you!

Martina



Martina Sechi BSc BE MALA CMLI
Principal Landscape Architect, Urban Design Studio

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From: Martina Sechi
Sent: 05 November 2020 15:52
To: 'l.harrison1@manchester.gov.uk' <l.harrison1@manchester.gov.uk>
Cc: 'Claire Pegg/GBR' <Claire.Pegg@eur.cushwake.com>; Raine, Susan <sraine@wardell-armstrong.com>; Chris Surfleet <chris.surfleet@bidwells.co.uk>
Subject: Deansgate South proposal - TVIA

Dear Ms Harrison

I've been informed that you are the case officer for the site at Deansgate South (Plot H in the Great Jackson Street Framework). As I'm working on the Townscape and Visual Impact Assessment I've contacted you to discuss the typical TVIA issues regarding study area and chosen receptors. I've been told you'll then be able to liaise with the relevant Urban Design/Landscape officers to report back. If you wish me to include anyone else in the future emails, please let me know.

TVIA details have been submitted with the EIA scoping request, however, we have since completed a more comprehensive Baseline Document (see attached) which includes information on the receptors we intend to assess, including viewpoints location for the relevant visual receptors. We'd welcome your feedback and comments on all the baseline information, and mainly we wondered if you could please share your thoughts on the following:

- The proposed study area of 1km radius from the site;
- The selection of viewpoints and correspondent visual receptors;

- Undertaking a Zone of Theoretical Visibility (ZTV) for 1km radius from the site (assuming the viewpoints selection is confirmed);
- The selection of townscape receptors.

Based on the details of the project (i.e. tall building likely to impact on the Manchester skyline) technical visualisations should be beneficial to inform the assessment of visual effects. It would be useful to know which viewpoints you'd like us to focus on and which visualisation Type and AVR level you'd expect as per Visual Representation of Development Proposals, Landscape Institute Technical Guidance Note, 06/19.

I hope the above makes sense, please don't hesitate to call me if you wish to discuss anything further!

Kind regards,

Martina



Martina Sechi BSc BE MALA CMLI
Principal Landscape Architect, Urban Design Studio

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