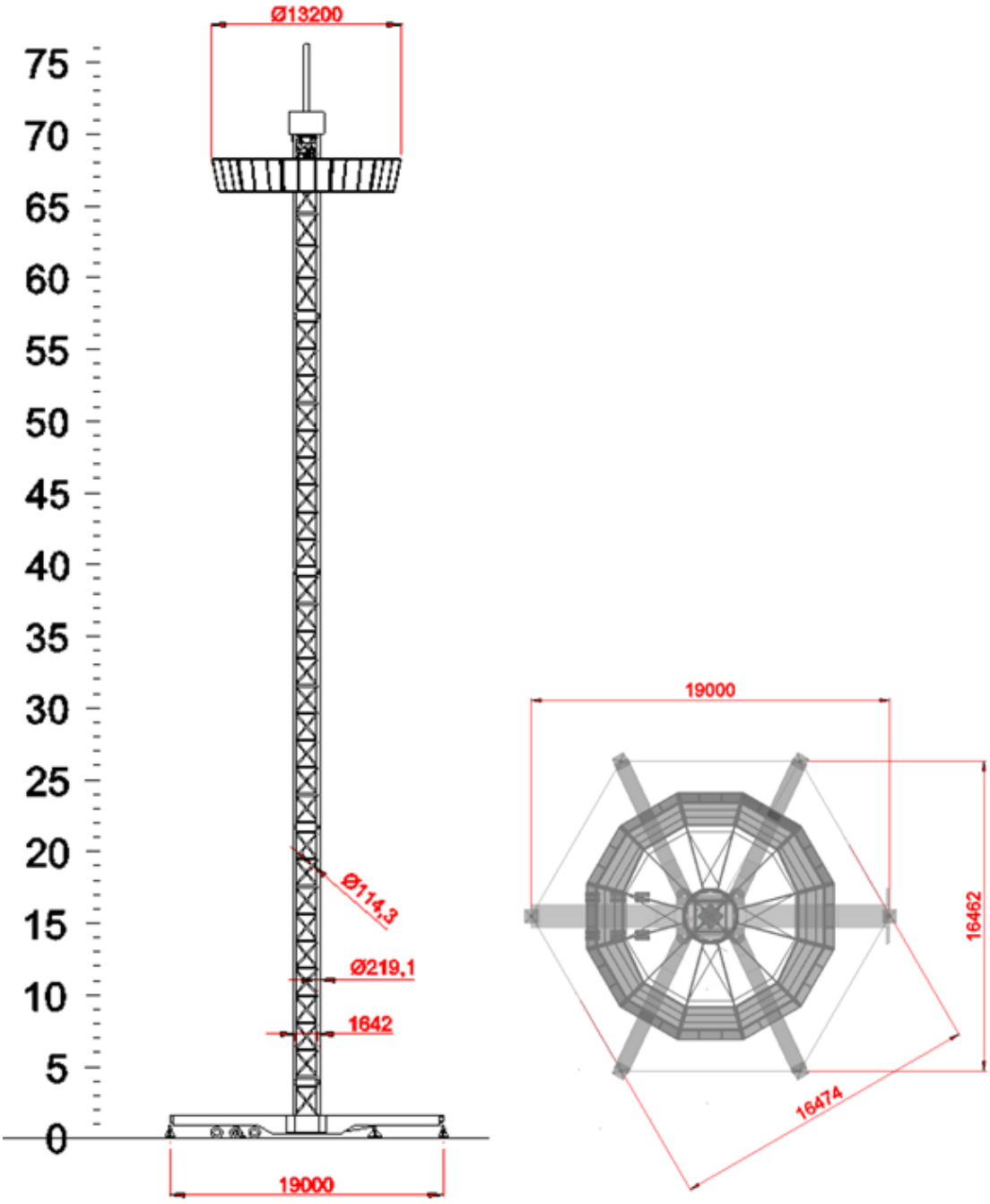
Skyview360 Manchester
Planning Statement

FAO: Christopher Smith, Planning Dept. Manchester City Council
Distribution Date: 09.11.2020
Author: Josh Finesilver, Tech IOSH on behalf of Mellors Group Events
Contact: j.finesilver@mellorsentertainment.com / 07861 825692 / 0800 118 2875



1.0 Background

1.1 Mellors Group events are an entertainment company with a significant history of producing public facing attractions: the Giant Observation Wheel at Hyde Park Winter Wonderland; the Starflyer at Southbank; city-centre seasonal events such as urban beaches and Christmas markets. The company own a variety of complex attractions such as rollercoasters, observation wheels, drop towers and children's attractions and have engaged with Manchester City Council in an attempt to drive footfall to the city-centre by proposing a standalone attraction based in Exchange Square. Adjacent to Selfridges and the Arndale Centre, the proposed attraction is an approximately 75.5m [with clearance] tall, slow-moving rotating observation deck that offers views across the city.

1.2 Mellors Group Events submitted a significant amount of detailed strategic planning documentation to Manchester City Council in August 2020. This documentation included, but was not limited to: **Event Safety Management Plans, Covid-Secure Risk Assessment, Crowd Management information, construction and operational information, build and operational risk assessments, traffic management, a BS7121 compliant lift plan for craning operations, point-loading information with regards to the structure and crane, proximity to other structures such as street furniture, tram exclusion lines and retail premises plus a host of information relating to safety and security policies and procedures.** The purpose of this planning statement is to outline the considerations that planning, environmental health and other statutory agencies require us to discharge our duties.

1.3 The attraction will be open to the public from 2nd December 2020 and it is intended to be removed on 4th Jan 2021.

2.0 Site Features

2.1 The site has been designed to encourage social distancing and ensure adequate bi-directional crowd-flow for those visiting other buildings in the area and using it as a thoroughfare. These details can be noted on the two plan-view CAD drawings submitted as a part of this application.

The boundary of the attraction build/deconstruction site will be using Heras style fencing and have a security officer on post during out of hours times. During the operational phase, hoarding will be in place to prevent incursions in to operational areas, with the aforementioned security out of hours to prevent tresspassers.

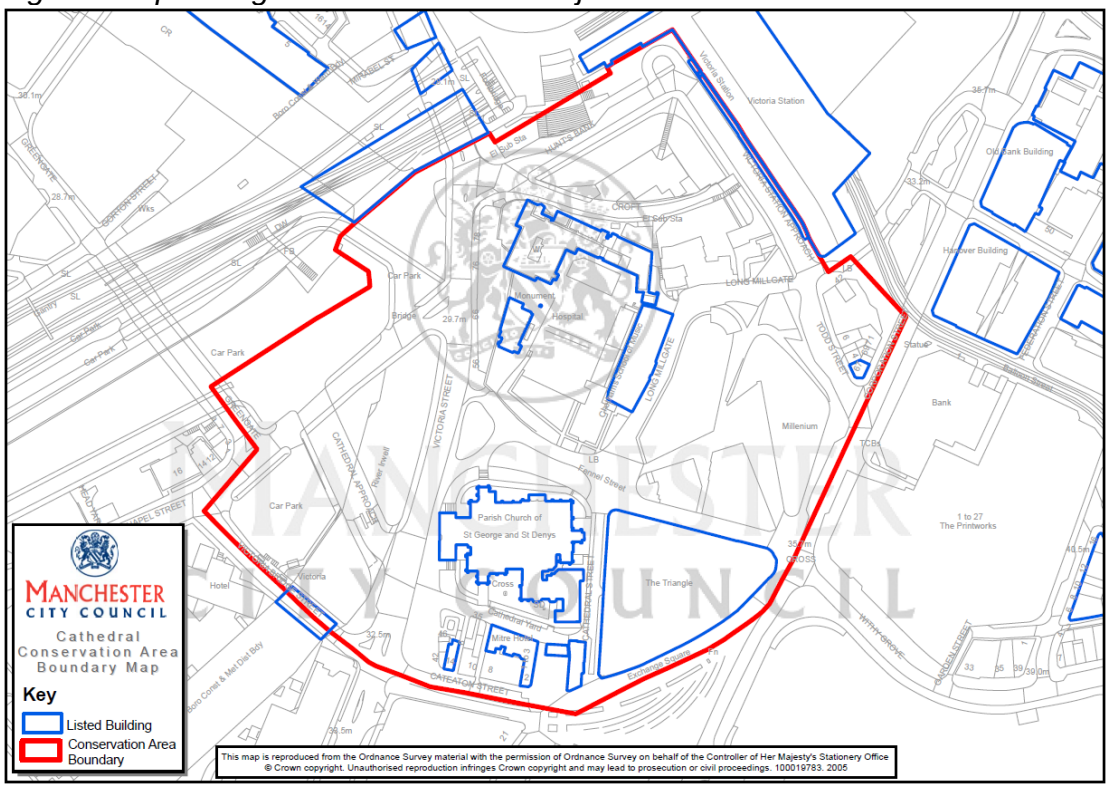
Adjacent buildings of particular heritage are noted in the below section 'listed buildings'. As mentioned below, this temporary structure will have no lasting negative effect on heritage site and a business case has been made regarding

the lack of current footfall to the town centre. It is for these reasons that the attraction will pose no risk to these heritage sites.

The area of Exchange Square that the attraction will be housed in falls outside of the Cathedral Conservation Area and we deem there to be no lasting negative heritage effect on any of these areas.

Furthermore, Manchester City Council have commissioned detailed services and underground surveying to assess the potential impact of various point loading for the crane and attraction itself.

Fig A – Map noting conservation area adjacent to the attraction



3.0 Access and Accessibility

3.1 As noted within the Event Safety Management Plan, there are numerous routes to the attraction via public transport. These include rail, cycle, taxi, by foot and coach parks. Furthermore, there are various public car parks available adjacent to the site, however we will encourage members of the public to attend via public transport to offset the negative carbon outlay of private transport.

3.2 There is no 'Pick-up, Drop-off' car park for the event, however there are numerous public car parks. There are drop-kerbs adjacent to the site to encourage disabled customers to attend.

3.3 There will be two queues, one primary queue and a secondary overflow queue to ensure social distancing at the attraction. See the operational site plan

for details of this including the horizontal/vertical circulation and layout arrangements.

3.4 There will be basic promotional signage to ensure wayfinding for members of the public. The limited contractors working on the site will be subject to information and resources prior to arrival onsite to ensure the impact on the road network is limited.

3.5. The attraction has ramped access (ingress/egress) in accordance with the Equalities Act 2010.

4.0 **Safety and Security**

Whilst the risks around Covid transmission remain, we are also mindful that other relevant risks to safety and security must be considered also. Our plans include:

- Opening and closing checks, including unattended items and 'suspect packages' escalation processes. Specific protocols regarding counter-terrorism and general security onsite.
- Onsite SIA security that will be briefed and provided with an escalation process.
- CCTV
- A qualified safety officer for the build, operation and dismantle of the attraction.
- A BS7121 qualified 'Appointed Person' that has written a lift plan for the lifting operations required (e.g. crane work, telehandler work)
- Engaging with Greater Manchester Police to ensure their priorities and insights are considered in to the build and operations of the attraction.
- All risk assessments, method statements, insurances and due diligence of any contractor, subcontractor or staff member.
- A dedicated Covid risk assessment to highlight the particular areas of risk and how these are mitigated.
- Briefing and training sessions for all staff working on the attraction, including ensuring that certificates and qualifications are checked prior to those staff members attending site.
- Super high-definition cameras (e.g. professional zoom lenses) will not be permitted on the attraction in the interests of personal security for residents and businesses.

5.0 Waste

The attraction will have limited waste streams given the very limited duration of each 'flight'. However, we understand that waste is inevitable and endeavour to separate FOH and BOH waste streams where possible. This includes:

- Provision of two 1100 bins

- Separation of waste streams into recyclable (including pulpable plastic) and general waste.
- Waste will be collected weekly or on demand as required prior to the refuse needing collection, to avoid any issues with vermin.

- There will also be a small amount of construction waste (e.g. timber) during the build of the attraction.

6.0 Lighting and Illumination

The attraction will have flood lighting to ensure sufficient illumination is provided for ingress, circulation and ingress. These will be provided by 700 lumen lamps and carefully considered to avoid any disturbance to neighbouring residences.

6.1 There will also be integrated LED lights that line the tower, gondolas and structure itself to ensure visibility of the structure between sunset and sunrise.

6.2 A survey will be undertaken to assess the impact of this lighting, however given the proximity to businesses and limited proximity to tower blocks in the city, this is likely to be extremely limited.

7.0 Noise

The attraction itself generates a very small amount of ambient noise from super-hush generators and the mechanism of the attraction itself. That said, we will undertake acoustic surveys of the site to validate the existing ambient noise

levels (cars, trams, works, pedestrians, conversation etc) and a further survey to assess the build and operational noise levels to assess differences and measured in DbA over a 15-minute LeQ to the nearest noise sensitive premises (Selfridges). This survey will be undertaken by experienced, competent providers using calibrated instruments and the findings of this will be submitted to Manchester City Council Environmental Health team.

7.1 There will also be a ‘Community Impact Team’ telephone number in the event of any nuisance. This has been a strategy to ensure that residents have a direct line to the attraction producers to report any nuisances that may occur.

8.0 Heritage Assets

Listed Buildings within the proximity of the temporary structure: There are a number of listed buildings within the proximity of the Skyview. The impact of the proposals is negligible: the structure is temporary in nature, there are no lasting heritage impacts and the proposal of this attraction is such that it is intended to bring a much-needed economic boost to Manchester City Centre post-lockdown.

Name: FORMER CORN AND PRODUCE EXCHANGE
Designation Type: Listing
Grade: II
List UID: 1282970

Name: SINCLAIRS OYSTER BAR
Designation Type: Listing
Grade: II
List UID: 1254647

Name: THE OLD WELLINGTON INN
Designation Type: Listing
Grade: II
List UID: 1270698

Name: MITRE HOTEL
Designation Type: Listing
Grade: II
List UID: 1197780

Name: MYNSHULLS HOUSE
Designation Type: Listing
Grade: II
List UID: 1197779

Name: CATHEDRAL CHURCH OF ST MARY
Designation Type: Listing
Grade: I
List UID: 1218041

Fig. B - Map noting listed buildings, adjacent to Exchange Square.

