
Fwd: Your ref: HSL-200428165331-247 Alan Turing Way Manchester

1 message

Sue Wills [REDACTED]

1 May 2020 at 07:13

To: Jennifer Atkinson [REDACTED]

Dear Jen,

Please see the HSE response below and their updated advice following their re-running of the web programme as outdoor public space. I think this email from the HSE will be useful if this issue gets raised later with the arena application.

Kind regards

Sue Wills

Principal Planner

Development Management North

Planning

Growth and Development Directorate.

Manchester City Council

Floor 6 Town Hall Extension

Albert Square

P.O.BOX 532

M60 2LA

External Tel [REDACTED]

Internal extension [REDACTED]

Mobile [REDACTED]

Email [REDACTED]

<http://www.manchester.gov.uk>

Please note that I will be working from home until further notice, and can be contacted either by email or by my mobile number.

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

From: [REDACTED]

Date: Thu, 30 Apr 2020 at 16:51

Subject: Re: Your ref: HSL-200428165331-247 Alan Turing Way Manchester

To: Sue Wills <[REDACTED]>

Dear Sue

Thank you for your enquiry regarding planning application 126431/FO/2020.

I have had a look at the planning application in more detail and after speaking with my senior colleague we believe that the development type 'Outdoor Use by Public' is the more appropriate development type to use for this development plus all the outside area associated with it. Therefore, to save you having to input the details again into the web app I have done it on your behalf and attach the pdf for your records.

With regard to question regarding the mixed use, I agree that the A1, A3 and A4 retail/commercial uses are ancillary to the main concert venue and would be too hard to accurately draw, especially since the majority of the site is outside any HSE consultation zones. Therefore, you don't need to add these to the web app output.

The HSE consultation zones for the high pressure gas main only affect the very top northern corner of the red line site boundary, and do not affect the actual proposed venue building.

I hope this answers all your questions, but feel free to come back if you

want anything else clarifying.

Regards,
Kathryn Deakin

(See attached file: HSL-200430154248-381-HazardPdf_outdoor use.pdf)

HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur Hill, Buxton, Derbyshire, SK17 9JN

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[REDACTED]

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From: Sue Wills [REDACTED]
To: [REDACTED]
Cc: Jennifer Atkinson [REDACTED]
Date: 29/04/2020 09:48
Subject: Your ref: HSL-200428165331-247 Alan Turing Way Manchester

126431/FO/2020

Erection of a multi-use arena (Use Class D2) (61082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works.

Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus
Manchester

Dear Planning Advice team,

I have mapped the above development on PADHI, but have a number of questions.

1. The proposed arena has a roof, I have therefore logged this as an indoor public use, but note on your web site that stadia are referred to under outdoor public use. If you are of the view that I should have logged this as an outdoor public use please advise so I can re-run the enquiry through PADHI.
2. The second query relates to the question on PADHI -Is there mixed use development at different levels in any area of the development? Examples of this could be a floor of workplaces below housing or a day care centre built above a floor of retail space).

Although the application is titled to indicate a mix of uses, these are ancillary uses to the main arena use, with some small shop units (Class A1) at level 01, small bar areas (Class A4) proposed on level GF, and levels 01 -04, with ancillary offices proposed at level 4. Due to the ancillary nature of these facilities which are small and scattered throughout the wide arena building, I answered no to this question. It would be extremely problematic to try and plot them within the building due to their size, and scattered location across a number of floors.

If I have taken the wrong approach , please advise so that I can re-run the advice request through PADHI.

3. Finally I know from Alison Chippendale's email on 5th February 2020, that the COMAH zones around the two gas holders on Bradford Road and Hulme Hall Lane in Manchester have now been removed following the revocation of the hazardous substances consents for those gas holders, but that the status of the high pressure gas pipeline on Bradford Road (with associated BPD's) remains the same.

I am currently home working on my own single screen equipment. From the current resources available to me I believe that the nearest floorspace proposed to the location of the pipeline is approx.203m.

I would be grateful if this figure could be checked for me (the built form lies to the directly adjacent to the north of the Ashton Canal and sits between the retained main north /south route from the existing stadium car parking area and Alan Turing Way , with the other areas within the plotted outlined being links to Alan Turing Way and the Stadium being vehicular and pedestrian access to the proposed facility.

In view of the above, and given the scale of the development being proposed you may wish to provide comments on this application, rather than a rerun of PADHI being undertaken. Please do not hesitate to contact me on my mobile if you wish to discuss.

Kind regards
Sue Wills
Principal Planner
Development Management North
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
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Please note that I will be working from home until further notice, and can be contacted either by email or by my mobile number.

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HSL-200430154248-381-HazardPdf_outdoor use.pdf
405K

Advice : HSL-200430154248-381 DO NOT ADVISE AGAINST

Your Ref: 126431/FO/2020

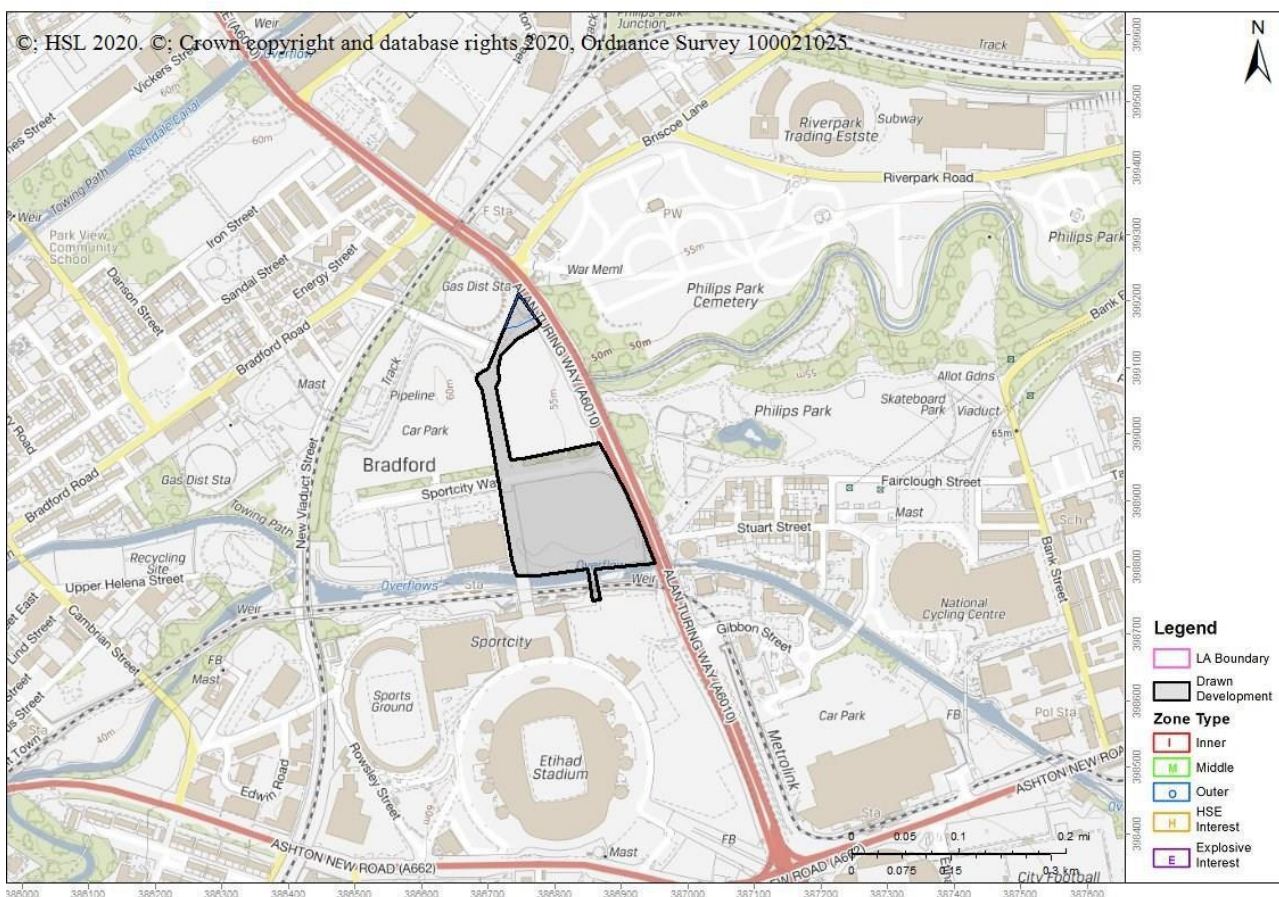
Development Name: Erection of a multi-use arena (Use Class D2) (61082 sqm) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works.

Comments: Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of HSL.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



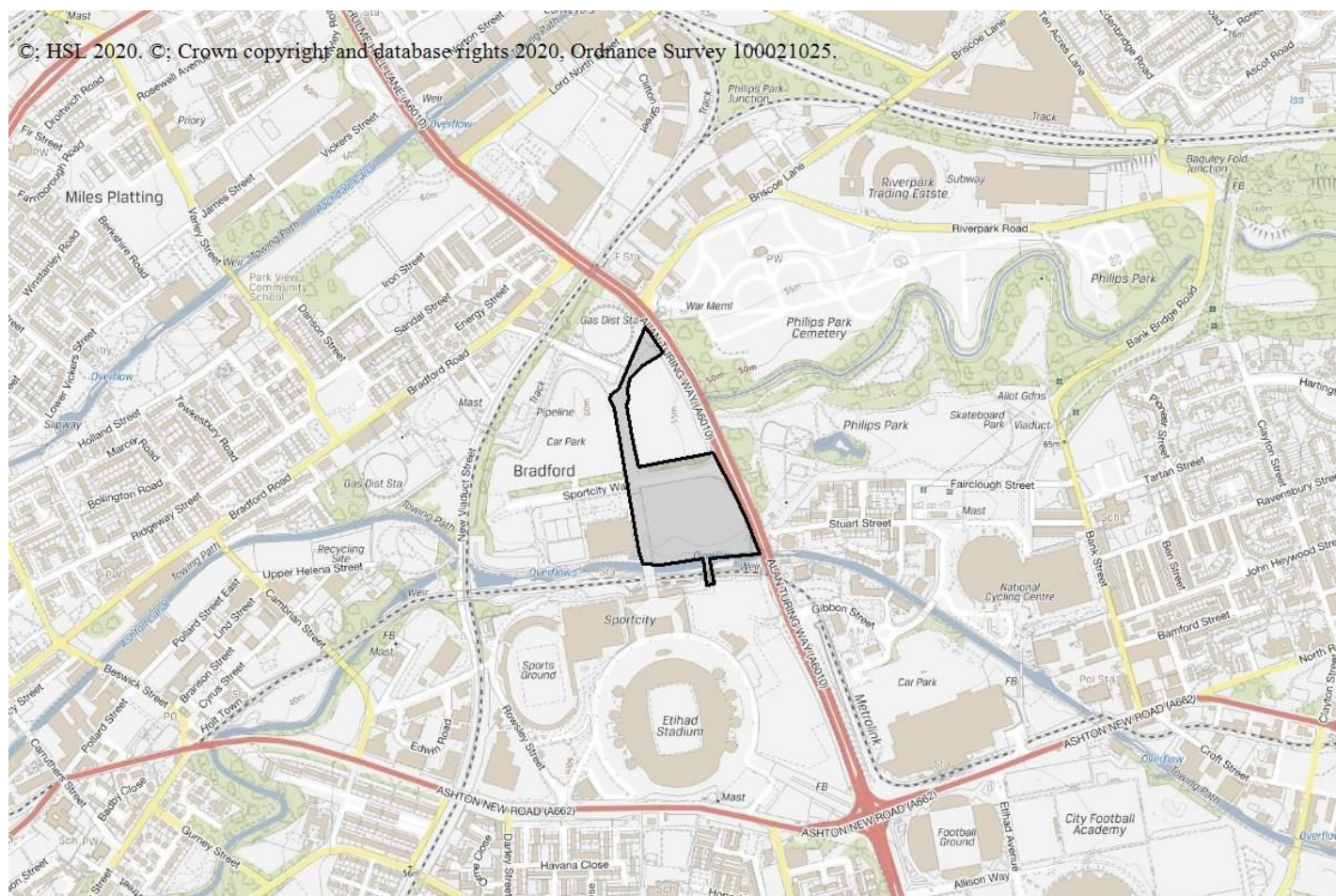
Commercial In Confidence

HSL-200430154248-381 Date enquiry completed :30 April 2020 (386806,398908)

Breakdown:

Outdoor Use By Public DAA

What is the maximum number of people likely to be present at any one time? More than 1000 people



Pipelines

6718_1003 Cadent Gas Ltd

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Kathryn Deakin at HSL on 30 April 2020.

Note that any changes in the information concerning this development would require it to be re-submitted.