



Jennifer Atkinson <j.atkinson@manchester.gov.uk>

RE: Application 126431/FO/2020 - erection of multi-use arena

1 message

[REDACTED]
To: Jennifer Atkinson <j.atkinson@manchester.gov.uk>

27 April 2020 at 14:11

Dear Ms Atkinson,

Yes of course - I am a local resident living at one of the sensitive receptor sites [REDACTED] identified in the applicant's reports. I have lived here for just over five years and witnessed the many events taking place at the Etihad Stadium, and their impacts.

If I have time I intend to submit a more detailed comment, but in the meantime please do record my interim comments as follows:

OBJECT

I am concerned as to the appropriateness of the methodologies used by the applicant's acoustic and traffic consultants, and the conclusions they have drawn that there will be minimal impact. For example, pointing to the contribution to the weekly/annual averages of existing levels as justification is clearly not appropriate when it's the large spikes or peaks in levels that these events will cause that are the most important and relevant factors.

And it's about the cumulative impact of having more of these peaks which doesn't seem to have been considered. The up-to-4.2 million extra people and the 8.4 million extra journeys per year in the local area, in addition to those from the Etihad's existing programme, plus those from other venues that don't appear to have been considered in the application - such as the national cycling centre and the other sports venues - will have a significant detrimental impact on residents' amenity, health, safety and security, which aren't properly recognised or mitigated for in the applicant's proposals nor, I would suggest, in the council's regeneration framework.

Central to much of this is that the localised transport infrastructure quite simply isn't fit for purpose in enabling people to enter and leave the area en masse quickly, easily and safely. And the council's/GMCA's future transport strategies and plans as currently formulated won't alleviate this in any meaningful way.

Does the council/the other statutory consultees do have any obligations to undertake their own testing/assessments/reporting for major developments such as these, over and above commenting on the applicant's documents? I'd have thought this might have crossed some sort of threshold imposed by central government...?

Thanks again, and kind regards

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: Jennifer Atkinson <j.atkinson@manchester.gov.uk>
Sent: 27 April 2020 12:40
To: [REDACTED]
Subject: Re: Application 126431/FO/2020 - erection of multi-use arena

[REDACTED]

Please can I ask what your interest in the application is - local resident/business/other? I would also recommend that you put any comments/observations you have on this matter to me in writing so that these can be taken into account in the determination of the planning application.

In terms of the comments, I am not currently in receipt of these at the present time as the consultation is in its early stages. These comments will, however, be summarised in any report to our planning committee when we reach that appropriate time.

Thanks

Jen

Jennifer Atkinson
Principal Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

[REDACTED]
[REDACTED]

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[Please note I am currently working from home until further notice. I can be contacted directly on my mobile]

On Mon, 27 Apr 2020 at 12:33 [REDACTED] wrote:

Ms Atkinson,

Thank you for your reply.

Is it also possible to view and comment on those statutory consultees' responses, as part of this consultation? They don't appear to be on the portal; should I submit an FOI request? What organisations/council departments would be consulted in relation to traffic, pollution, noise, and crime?

I am particularly troubled by the methodology and conclusions of the applicant's acoustic and traffic engineers and would like to see what the council's/TfGM's experts have to say about this. Is the council/TfGM obliged to conduct its own equivalent tests and assessments in regards to major developments such as these?

Kind regards

[REDACTED]

From: Jennifer Atkinson <j.atkinson@manchester.gov.uk>

Sent: 27 April 2020 08:53

To: [REDACTED]

Subject: Re: Application 126431/FO/2020 - erection of multi-use arena

Mr Howard

Thank you for your email to the Manchester Planning Service. I can confirm that the planning application, including the technical reports and environmental statement are subject to consideration by statutory consultees who are experts in the subject matter. If further details or clarification is required that that information is requested in order to advise the Local Planning Authority on the appropriateness of the development.

I trust this is of some assistance.

Kind regards

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

[REDACTED]
[REDACTED]
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On Sat, 25 Apr 2020 at 17:26 [REDACTED] wrote:

Dear Ms Atkinson,

I have received the council's letter of 16 April 2020 in respect of this planning application

Please could you clarify, does the council assess the validity and accuracy of the application, and specifically the environmental report and anticipated impacts of noise, traffic and pollution? And does the council undertake its own similar environmental assessments and reports, or does it just take the applicant's and its contractors' reports and conclusions at face value?

Thank you in advance.

Yours sincerely,
[REDACTED]



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