



Re: Pre-commencement conditions for application 143024/FO/2025

From [REDACTED]
Date Tue 09/09/2025 10:13
To Jennifer Atkinson [REDACTED]

Morning Jennifer,

On the basis of the acoustic technical note we can support the basement flexible use space being used as a gym.

Conditions will be needed for the detailed design to be submitted and agree prior to any installation and also for post completion noise validation testing prior to use.

Kind Regards

[REDACTED]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
Telephone: [REDACTED]
Internal: [REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Jennifer Atkinson [REDACTED]
Sent: 01 September 2025 14:11
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: Pre-commencement conditions for application 143024/FO/2025

[REDACTED]

Please can you review. thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core

Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Wyatt-Smith, Josh [REDACTED]
Sent: 01 September 2025 14:08
To: Jennifer Atkinson [REDACTED]
Cc: [REDACTED]
Subject: RE:Pre-commencement conditions for application 143024/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

Further to the below, please see attached addendum specifically related to potential gym use as requested in the EHO feedback.

Please let me know if there are any comments on this.

Kind Regards

Josh Wyatt-Smith

Pronouns: he / him / his
Assistant Manager | Deloitte LLP

From: Jennifer Atkinson [REDACTED]
Sent: 07 August 2025 11:34
To: Wyatt-Smith, Josh [REDACTED]
Cc: [REDACTED]
Subject: [EXT] Re: Pre-commencement conditions for application 143024/FO/2025

Josh

The EHO has been through your response.

Noise Breakout - They accept the reports for the proposed uses. They have asked for an addendum specifically for any gym use as this was not included in your submitted noise assessment. Please note this cannot be left for condition. If you can't provide an addendum report then the gym use will not be supported.

Air Quality - The comment about Pm2.5/NOx was in the original in error, this has been addressed by the report. It is accepted a condition to agree the baseline monitoring for PM10 (the monitoring needs to start three months before work commences on site, so this condition will need an appropriate trigger to allow approval time before the monitoring commences).

Let me know if we need to discuss the gym point further.

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Wyatt-Smith, Josh [REDACTED]
Sent: 31 July 2025 10:49
To: Jennifer Atkinson [REDACTED]
Cc: [REDACTED]
Subject: RE:Pre-commencement conditions for application 143024/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

Thank you for the below.

Please see attached responses to EHO comments and proposed conditions. Just to note there is currently a placeholder for a note which sets out the scope for the demolition phase. This document is just being finalised and will be issued alongside an update version of the response shortly.

Please let me know if you have any queries on the above.

Kind Regards

Josh Wyatt-Smith

Pronouns: he / him / his

Assistant Manager | Deloitte LLP

From: Jennifer Atkinson [REDACTED]
Sent: Tuesday, July 1, 2025 1:55 PM
To: [REDACTED]
Subject: [EXT] Fw: Pre-commencement conditions for application 143024/FO/2025

[REDACTED]

Some of the consultee comments are included in the attached.

Some additional comments below. Please note I do not have highways comments as yet.

Thanks Jen

Ecology

I will need a condition that if demolition does not commence before 30 April 2026 then the building will be reassessed for bat roosting.

In terms of BNG, I will need to take a monitoring fee to enable us to monitor the on site BNG. Please can you agree to the figure of £11,246 to do this and provide your clients solicitor details so I can commence the work on the legal agreement?

Environmental Health

Fumes

*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air. For new kitchen extract systems calculated to have a 'high' or 'very high' impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 and its precursors as far as is reasonably practicable in accordance with Defra Interim Planning Guidance - PM2.5

Noise commercial

We have read Chapter 16 of the Environmental Statement, base build limits have been included for noise breakout. An addendum report will be required for each proposed commercial usage (including flexible uses/community spaces and the arches) once a tenant/use is known in case any additional mitigation measures are required. Should a gym be proposed then an addendum report will need to be submitted in accordance with the ProPG: Gym Acoustics Guidance (GAG), March 2023.

Noise external areas

The EHO does not support the use of Sister Square for any events with amplified music. Can we have a chat about this?

Plant

Within chapter 16 of the Environmental Statement limits have been set for external plant, as the plant is still unknown an addendum report will be required once the items of plant have been selected to reassess the noise and determine if any mitigation measures are required. This addendum is required for part a) of the condition

Waste

The proforma/ Waste Management Strategy seems acceptable, the plan in appendix B of the Waste Strategy does not appear to show the proposed waste storage area for the units within the viaduct.

Air Quality

*The assessment must include NO2 as well as particulate matter and have regard to Defra's PM2.5 Targets: Interim Planning Guidance. We need to agree baseline/real time monitoring locations for PM10. Baseline monitoring to commence three months before commencement (if possible). Good practice principles need to be

applied for this development which will include the provision of electric vehicle charging points for the proposed disabled parking bays, the specifications of which will need to be agreed.

Ground conditions

The PRA and SI are accepted; they are still to provide a remediation strategy with details of the further delineation sampling due to elevated hydrocarbons.

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [REDACTED]
Sent: 01 July 2025 13:38
To: [REDACTED]
Subject: Pre-commencement conditions for application 143024/FO/2025

Please find attached a letter regarding pre-commencement conditions in relation to your recent application under reference 143024/FO/2025.

Regards,
Jennifer Atkinson
Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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 sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7Cjennifer.atkinson%40manchester.gov.uk%7C182965a254fe498ae39808ddb89c31cf%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638869703202574958%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoitWFBpClslldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UnUqXMD4VH2Qfm%2FJMeiBit%2BhhnmXVt%2FEnplcr0aC1Y%3D&reserved=0<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7Cjennifer.atkinson%40manchester.gov.uk%7C182965a254fe498ae39808ddb89c31cf%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638869703202595853%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoitWFBpClslldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Cr5neytD8Ovm2PHcx2JLOHNBxXzVdSsvVg9pK%2FUJHfE%3D&reserved=0>>.

Your personal data is very important to us. Please refer to our privacy notice at:

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7Cjennifer.atkinson%40manchester.gov.uk%7C182965a254fe498ae39808ddb89c31cf%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638869703202612254%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoitWFBpClslldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Cr5neytD8Ovm2PHcx2JLOHNBxXzVdSsvVg9pK%2FUJHfE%3D&reserved=0>>

[This footnote also confirms that this email message has been swept for the presence of computer viruses.](mailto:IAiOiJXaW4zMilslkFOIjoiTWFpbClslldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ESdTDfhA3I19T8%2Fvttxz7FjH AJ6I%2FZGScaaysA4YHVQ%3D&reserved=0<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7Cjennifer.atkinson%40manchester.gov.uk%7C182965a254fe498ae39808ddb89c31cf%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638869703202628101%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMClslIAiOiJXaW4zMilslkFOIjoiTWFpbClslldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=WRBT%2B3Ec9zJUZHlisc%2BIRCWxWv%2FL1KORVm%2FIam%2Bj7c%3D&reserved=0> for further information.</p></div><div data-bbox=)

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 sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

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.

IMPORTANT NOTICE

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see [Regulators](#). A list of members of Deloitte LLP is available at [Companies House](#).

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify [REDACTED] and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our [Privacy Notice](#).

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

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 sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

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.

IMPORTANT NOTICE

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see [Regulators](#). A list of members of Deloitte LLP is available at [Companies House](#).

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify [REDACTED] and destroy this message immediately. Email communications cannot be guaranteed to be

secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our [Privacy Notice](#).

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

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 sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

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 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 sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

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.
