
FW: CDN 25 0727 - 68-70 Oldham Street - Highways comments

From Kenneth Jones <Kenneth.Jones@manchester.gov.uk>

Date Tue 07/10/2025 13:10

To Angela Leckie <angela.leckie@manchester.gov.uk>

Hi Angie

Today I copied you into an email to Ben Phillips.

1. I am now aware that there is a road closure in place on a section of road that the applicants intended route to the site. Spear Street is closed until 30th April 2027. If the intention is to start on site before the road closure expiry date, then the applicant needs to provide an alternative route and swept path analysis with diagrams on any junctions or bends.

2. The location of the compound has not yet been submitted. This should be in the form of a drawing.

Subject to the two submissions being acceptable I will recommend the discharge of Condition 5.

With regards

Ken

From: Ben Phillips <ben.phillips@manchester.gov.uk>

Sent: 07 October 2025 12:49

To: Kenneth Jones <Kenneth.Jones@manchester.gov.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Re: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Ken

Yes, Spear Street is closed until 30th April 2027.

Plans would need to avoid this street and avoid any Traffic Management on Oldham Street. Warwick Street and Spear Street in the opposite direction are available routes.

Many Thanks

Ben Phillips
Event and Traffic Management Specialist Manchester City Centre
Highway Service
Growth and Neighbourhood Directorate
PO Box 532
Manchester
M60 2LA

Office: 0161 234 5532

Internal: 35532

Mobile: 07766777301

Email: ben.phillips@manchester.gov.uk

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

From: Kenneth Jones <Kenneth.Jones@manchester.gov.uk>

Sent: 07 October 2025 11:23

To: Ben Phillips <ben.phillips@manchester.gov.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Fw: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Ben

I'm Ken and I am helping out in the DC team. I have had a request from the planners for a discharge of a condition (5) a review and acceptance of a Construction Management Plan.

I am satisfied with the CMP in general, but I asked for more details on the routing strategy. on review I believe they are using a road that is subject to a 2-year closure. Can you advise on this closure's alternative route?

unless you are satisfied that the route can accommodate typical construction traffic I will have to request further information on the alternative route, See attachments for your assistance. The planner is requesting a response as a matter of some urgency. I only became aware of the length of the closure today. I have copied the planner into this email.

Give me a call if it helps.

With regards

Ken

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Tuesday, October 7, 2025 7:35 AM
To: Kenneth Jones <Kenneth.Jones@manchester.gov.uk>
Subject: Re: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Ken

Any update on this please as we need to make a decision on this shortly

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 30th Oct-11th Nov

From: Kenneth Jones <Kenneth.Jones@manchester.gov.uk>
Sent: 29 September 2025 13:11
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: Re: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Angela

I have sent on the attachments that were in your email seen below, for reviewing by a member of the Resilience Team. I will contact you once I get their response.

With regards

Ken

Kenneth Jones

Senior Engineer

Highways Development Control

Neighbourhoods Directorate

Email: kenneth.jones@manchester.gov.uk

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

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Friday, September 26, 2025 10:50 AM
To: Kenneth Jones <Kenneth.Jones@manchester.gov.uk>
Subject: Fw: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Ken

See attached for your further consideration. Is this now acceptable?

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
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I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 30th Oct-11th Nov

From: Lydia Connell <lydia.connell@turley.co.uk>
Sent: 26 September 2025 10:26
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Amy Longmore-Gaskell <amy.gaskell@turley.co.uk>
Subject: RE: CDN 25 0727 - 68-70 Oldham Street - Highways comments

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Morning Angela,

Please find attached our Highways Note and Vehicle Swept Path Analysis, prepared in response to the comments raised by Highways regarding Condition 5.

We trust these documents address the outstanding points and that the application can now be determination.

However, please do not hesitate to contact me if you have any questions or require any further information.

Many thanks,
Lydia

Lydia Connell
Planner

Turley

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 24 September 2025 06:50
To: Lydia Connell <lydia.connell@turley.co.uk>
Cc: Amy Longmore-Gaskell <amy.gaskell@turley.co.uk>
Subject: Re: CDN 25 0727 - 68-70 Oldham Street - Highways comments

Hi Lydia

Thanks for this and the update. The EA had no comments so we can discharge 4(a). On CDN/25/0742 I am now awaiting any further comments from consultees on this.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Upcoming Leave 30th Oct-11th Nov

From: Lydia Connell <lydia.connell@turley.co.uk>
Sent: 23 September 2025 19:47
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Amy Longmore-Gaskell <amy.gaskell@turley.co.uk>
Subject: RE: CDN 25 0727 - 68-70 Oldham Street - Highways comments

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Hi Angela,

Please find attached the updated CMP, which removes the reference to hours of working in response to the EHO's comments.

Curtins are currently preparing the technical note to address the Highways comments, which we will share with you as soon as possible.

I also wanted to check whether a response has been received from the Environment Agency yet. Subject to that, I believe all outstanding matters for application ref. CDN/25/0727 will have been addressed - but please let me know if anything remains unresolved.