

MANCHESTER AIRPORT AERODROME SAFEGUARDING AUTHORITY PLANNING APPLICATION CONSULTATION RESPONSE – under Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002				
Planning Authority:		MCC		Application No: 143164/FO/2025
Development Proposal:		Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex.		
Location:		Albert Bridge House, Bridge Street, Manchester, M3 5AH		
OS Co-ordinates (Eastings/Northings):		383408 / 398380		
Our Reference:		MAN 2025-341		
No Objection	Informatives	Need to engage with MAG Safeguarding	Request Conditions	Objection
X	X		X	

Consultation Response:

Black – Conditions

Green – Informatives

The Safeguarding Authority for Manchester Airport has assessed this proposal and its potential to conflict with aerodrome Safeguarding criteria. We have no objection subject to the following:

Height

No comments

Lighting

-Prior to any above ground level works an aviation warning light scheme is to be submitted to the LPA in consultation with Manchester Airport. This scheme needs to treat the proposed buildings as a cluster.

Reason: Flight safety – Obstacle avoidance, due to the height of the development there is a requirement for the development to be lit with aviation warning lights to ensure adequate conspicuity and to keep the development from becoming a hazard to air navigation.

Wildlife

No comments

Communication, Navigation, and Surveillance systems

No comments

Materials

No comments

Tall Equipment

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Construction Management

No comments

Other Comments

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.