Outlook

143024/FO/2025 -Sister Plot C

From [redacted]
Date Thu 09/10/2025 12:50
To Jennifer Atkinson [redacted]

Afternoon Jen

The recent changes for Sister Plot C don't seem to affect Highways – therefore previous comments applicable.

Many thanks
[redacted]

From: [redacted]
Sent: 10 September 2025 17:20
To: Jennifer Atkinson [redacted]
Subject: RE: Plot C Sister Update

Hi Jen

Apologies for the delay – I have been waiting on some further Highways feedback on our 'aspirations' for London Road at this location.

I've responded on the key highways points below – I'll issue a full response in uniform but would like to understand your thoughts on a couple of aspects such as the Echo Street works.

1. London Road Pedestrian Crossing
- MCC Highways currently have no defined timescales for the future de-engineering of London Road. Therefore, a controlled crossing facility should be the focus of future development plots.
- Highways request that plans be updated to remove the section of footway adjacent to London Road (south of Mill Lane), as no connecting pedestrian crossing will be provided.

2. Integration with Echo Street Highways Works
- The approved S278/TRO highways works for the IQ development at Echo Street (Ref: 136874/FO/2023) are based on access via Altrincham Street. The Applicant must liaise with IQ to develop a modified TRO scheme that ensures safe and efficient servicing operations for IQ. These modifications must be funded by the Applicant.
- IQ works at Echo Street will include new Pay & Display (P&D) bays; any removal or relocation will be subject to commuted sums or TRO relocation fees.
- The removal of the proposed disabled bay at Echo Street may improve turning provision for vehicles, especially given the closure of Altrincham Street - this should be evidenced.

3. Disabled Parking Provision
- Highways support the removal of the Echo Street disabled bay. Two disabled bays will be retained on-site, and disabled users will be able to park free of charge at the Echo Street P&D bays associated with IQ. Additional disabled bays will be provided within the Sister masterplan area as part of future development phases.

4. Cycle Improvements and Connectivity
- Highways acknowledge localised cycle improvements and the commitment to enhance surrounding routes through future masterplan phasing.
- Clarification is requested on how cyclists will transition between the western section of the proposed cycleway at Altrincham Street and Sackville Street.

5. Cycle/Pedestrian Tie-In

- Additional information has been provided regarding the tie-in of London Road cycle/pedestrian routes with existing facilities to the north and south. Section 278 tie-in works will also be required at London Road near Altrincham Street.
- Appropriate contrast surfacing and tactile paving will be required to ensure clear and conspicuous differentiation between opposing internal pedestrian/cycle routes.

6. Bollard Placement

- Appendix B (Landscape Plan) confirms 2m pedestrian routes are retained around the site.
- Bollards at Altrincham Street are set back 12m from the footway, providing a sufficient holding area for service vehicles.
- Bollards at Mill Lane are positioned before the pedestrian/cycle path and are adequately set back from London Road.

7. Mill Lane Deliveries & Taxis

- Highways request an on-site management strategy to regulate access and usage of the proposed delivery/taxi bay. This is to prevent vehicle congregation that could impact operations or safety at London Road.

8. Disabled Bay Dimensions

- Plans demonstrate that appropriate dimensions have been provided for disabled bays.

9. Swept-Path Assessments

- Updated swept-path plans have been submitted. However, some vehicular overrun of adjacent loading bays within the service tunnel is still evident – however, it is noted that smaller (8m long) bays are expected to be used by max 7.4m Transit/Sprinter vans.
- Request that a Delivery & Servicing Management Plan is conditioned to ensure efficient servicing operations.
- It remains unclear whether sufficient height clearance is provided for MCC refuse vehicles when lifting mechanisms are operational.
- The vertical swept-path analysis identifies a clash zone, but further commentary is needed.

10. Stopping-Up Details

- Appendix F shows the proposed stopping-up plan for Altrincham Street, which is acceptable in principle.
- The Applicant confirms that public pedestrian and cycle access will be retained at all times - this must be incorporated into the associated order.

11. Visibility at London Road Junction

- Landscaping within the visibility splay at the London Road junction will be maintained below 0.6m in height to ensure suitable visibility is retained.

If you can forward on the ATE comments I'd be happy to review these also.

Many thanks
[redacted]

From: [redacted]
Sent: 27 August 2025 15:31
To: [redacted]
Cc: Jennifer Atkinson [redacted]
Subject: Fw: Plot C Sister Update

Hi [redacted]

See attached- Jen is back now and and pick up from here so no need to copy me in moving forward

Best Wishes

[redacted]

[redacted]
Principal Planner
Development Management Central Core

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

Tel (External) [redacted]
Tel (Internal) [redacted]
email [redacted]
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 5th -16th Sept

From: [redacted]
Sent: 18 August 2025 15:48
To: Wyatt-Smith, Josh [redacted]
Cc: Jennifer Atkinson [redacted]
Subject: RE:Plot C Sister Update

> **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 [redacted]

Further to Josh's below email (response re-attached for ease), please also see attached for updated landscaping GA which has been amended to respond to highways comments (providing additional details).

Any queries please let us know.

Many thanks

[redacted]
Assistant Director | Deloitte LLP
[redacted]

From: Wyatt-Smith, Josh [redacted]
Sent: 15 August 2025 15:46
To: [redacted]
Cc: Jennifer Atkinson [redacted]
Subject: RE: Plot C Sister Update

Hi [redacted]

Hope you are well.

Please see attached transport/highways response for Sister Plot C. Updated landscaping GA will follow early next week which addresses relevant points raised such as bollards.

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his

Assistant Manager | Deloitte LLP

From: [redacted]
Sent: 15 August 2025 06:33
To: [redacted]
Cc: Wyatt-Smith, Josh [redacted]
Subject: [EXT] Re: Plot C Sister Update

Hi [redacted]

If there are matters that requiring passing to Highways/ EHO's etc that I can action then yes that's fine. Jen will pick up the more general design updates etc when she returns from leave

Best Wishes
[redacted]

[redacted]
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) [redacted]
Tel (Internal) [redacted]
email [redacted]
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

From: [redacted]
Sent: 14 August 2025 20:14
To: Angela Leckie [redacted]
Cc: Wyatt-Smith, Josh [redacted]
Subject: FW: Plot C Sister Update

> **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 [redacted]

Apologies I meant to share the below with Jen earlier todau – forwarding on for your awareness.

To check, assume we're ok to send any responses/ additional information to yourself on Plot C Sister while Jen is on leave?

Any queries please let me know.

Many thanks

[redacted]

[redacted]
Assistant Director | Deloitte LLP
[redacted]

From: [redacted]
Sent: 14 August 2025 20:07
To: Jennifer Atkinson [redacted]
Cc: Wyatt-Smith, Josh [redacted]
Subject: Plot C Sister Update

Hi Jen

Conscious you're about to go on leave/ on leave so have provided a summary of on outstanding matters on Plot C, including status from our side.

We'll be issuing a number of the below tomorrow or next week while you're on leave. Will look to pick up accordingly with others and keep you cc'd in.

Additional input/ response to be provided by project team:

1. **C20/ HE Heritage** Covering Response (to comments received to date on Plot C) – to be issued to LPA next week (w/c 18 Aug)
2. **Transport / Highways** Response - to be issued tomorrow (15 Aug)
3. **Gym/ Noise** – addendum/ technical note currently being prepared to address EHO request. To be issued to LPA next week (w/c 18 Aug)
4. **Façade design (materiality)** – design response back to be issued to LPA (tomorrow 15 Aug or early next week(. Apologies for the delay we were hoping to issue before you went on leave. Once agreed, drawings to be updated accordingly and issued.
5. **Viaduct Arches** – updated drawings to be issued to reflect discussion/ agreement reached at last pre-app.
6. **Landscaping updates (Renold Listing)** – currently being progressed, as per previous email. Meeting diarised for early September with yourself and Dave to present updates.
7. **Renold Listing / Detailed Response** – to follow, once project team has increased certainty on landscaping updates.
8. **Sequential Test** – currently being drafted. Aiming to issue to LPA next week (w/c 18 Aug)

Ongoing/ outstanding matters:

1. **Events Noise** – awaiting further feedback, note discussions ongoing with EHO. Can we liaise accordingly with planning colleagues and/ or EHO.
2. **Façade design (materiality)** – design response to be issued to LPA (feedback received via email following last pre-app). Apologies for the delay, we were hoping to issue before you went on leave. Once agreed, drawings to be updated accordingly and issued.

Any additions or queries, please let me know.

Many thanks

[redacted]
Assistant Director | Infrastructure & Real Estate | Deloitte LLP
[redacted]

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.
****