



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

From [REDACTED]
Date Thu 07/08/2025 11:04
To Jennifer Atkinson [REDACTED]

Hi Jennifer,

I will get back to you on the events email (I am waiting on a second opinion on their proposals from someone in the team)

Kitchen extraction - they accept a condition

Noise Breakout - we would accept reports for the proposed uses. I asked for an addendum specifically for any gym use as this was not included in their submitted noise assessment. We do not want this leaving for a condition, so if they are not going to provide an addendum for a gym then we can not support this use as part of the application.

Air Quality - I am not sure why I left the comment in about Pm2.5/NOx, this has been addressed by the report. We accept 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).

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](#)

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From: Jennifer Atkinson [REDACTED]
Sent: 31 July 2025 11:27
To: [REDACTED]

Cc: EnvH Licensing [REDACTED]

Subject: Fw: Pre-commencement conditions for application 143024/FO/2025

[REDACTED]

Some more comments for you to 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]

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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

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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

Jemma

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

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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

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