
CONSULTATION RESPONSE: 142535/FO/2025

From Safeguarding MAN [REDACTED]

Date Fri 26/09/2025 13:01

To Lucy Harrison [REDACTED]

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Application: 142535/FO/2025

Our Refs.: 2025-527 (2025-189)

Proposal: RECONSULTATION DUE TO ADDITIONAL INFORMATION UNDER REGULARION 25 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS 2017 (AS AMENDED) - Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works.

Location: 140 Great Ancoats Street, Manchester, M4 6DU

Dear Lucy,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the revised details for this scheme.

Our objection dated 27 May stands because the development is predicted to generate false tracks on the Manchester M10 RADAR. We understand that mitigation should be possible, but the developer will need engage with NATS on this matter.

Should the above RADAR interference issue be resolved, we will be able to withdraw our objection (NATS may require a RADAR Mitigation Scheme condntion), but we will require the following condition and informative to be included if approval is given:

- Condition: The applicant must liaise with NATS to determine whether an Instrument Flight Procedure surfaces (IFP) assessment is necessary and if it is, to commission the assessment from NATS.

Reason: The height of the proposed buildings may be sufficient to breach Manchester Airport's safeguarded surfaces. NATS are Manchester Airport's Approved Procedure Design Organisation (APDO) and as such are the only body able to calculate breaches of the IFP surfaces.

- Informative: 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/>

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.

Sincerely,

MAG Group Aerodrome Safeguarding Team

Stansted Airport | East Midlands Airport | Manchester Airport

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

[Aerodrome Safeguarding | Manchester Airport](#)

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