
RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

From [REDACTED]
Date Thu 10/07/2025 11:14
To Lucy Harrison [REDACTED]
Cc [REDACTED]

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Hi Lucy [REDACTED]

Hope all is well

This is NATS standard contractual position we have with developers and has been signed off and approved via internal governance which is non-negotiable.

As soon as the agreement has been fully signed, we implement the work to be done which will take 6 months from receipt of Cleared funds. hence why payment is due upon contract let allowing us to withdraw and give restrictive conditions.

We can look at contracting an alternative agreement, but this would require our external legal involvement at the expense of the developer.

Kind regards

[REDACTED]

NATS

[REDACTED]
NATS Services
Renewables & Mitigations

E: [REDACTED]

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NATS Internal

From: Lucy Harrison [REDACTED]
Sent: 07 July 2025 14:34
To: [REDACTED]
Cc: [REDACTED] NATS Safeguarding [REDACTED]
Subject: [EXTERNAL] Re: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Hi [REDACTED]

Further to your correspondence with Adam below, please would you update me on NATS' position.

As Adam has pointed out, it would be unreasonable for an applicant to have to pay for the mitigation scheme before planning permission has even been granted. The standard conditions recommended by NATS, requiring the developer to enter into the agreement before development commences above 5 metres AGL followed by the condition preventing construction above 50 metres until the mitigation scheme is fully implemented, would ensure that the mitigation scheme is entered into and paid for. Requiring payment now would render these conditions redundant and imposes an unreasonable front-loading of obligations at a stage where there is no certainty of planning approval.

Given the above, I should be grateful if you would re-visit this.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: Adam Buxton [REDACTED]
Sent: 30 June 2025 15:29
To: [REDACTED] Lucy Harrison [REDACTED]
Cc: [REDACTED]
Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Good Afternoon [REDACTED]

Thanks for the speedy response – on other schemes within the City the contract has been complete, and RMS funds pay after the application has been approved. It would be unreasonable for such a payment to be made before any application is approved – for example what happens in the hypothetical event that a scheme is refused on other grounds, yet payment has been made?

In respect of the Great Ancoats Street development, the principle remains that subject to the restrictive conditions you propose, and RMS being funded and implemented and respective conditions discharged, the scheme is acceptable?

Kind regards,
Adam

Adam Buxton
Senior Planner

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[REDACTED]

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From: [REDACTED]
Sent: 30 June 2025 15:10
To: Lucy Harrison [REDACTED] Adam Buxton [REDACTED]
Cc: Andrew Bickerdike [REDACTED]
Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Hi Lucy and Adam

Hope all is well

I think there's been some confusion as we have proposed the mitigation solution, however we need to enter into contract with it being fully signed (contract let) with clear funds received in order for NATS to remove their objection and give conditions

Kind regards

[REDACTED]

NATS

[REDACTED]
NATS Services
Renewables & Mitigations
E: [REDACTED]

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NATS Internal

From: Lucy Harrison [REDACTED]
Sent: 30 June 2025 14:10
To: [REDACTED]
Cc: Andrew Bickerdike [REDACTED] Adam Buxton [REDACTED]
Subject: [EXTERNAL] Re: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Hi [REDACTED]

Further to Adam's email below, I should be grateful if you would send me an updated consultation response with any conditions you recommend, assuming you are now satisfied with the proposed mitigation.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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

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From: Adam Buxton [REDACTED]
Sent: 30 June 2025 13:50
To: Lucy Harrison [REDACTED]
Cc: Andrew Bickerdike [REDACTED]
Subject: FW: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Good Afternoon Lucy

Please see the email exchange with Ross Macdonald from NATS below.

The exchange confirms that the funding of an implementation of a technical solution will be required to mitigate the impact of the Great Ancoats Street development on the systems and operations of NATS En-route (NERL) Manchester Radar. The development and requisite radar mitigation scheme is then dealt with by way of two standard aviation conditions. The first restricts construction work above 5 meters AGL until the mitigation scheme has been agreed with NATS (confirmation of receipt of the requisite funds of the mitigation) and approved by the LPA. The second then being the restriction of construction work above 50 meters until the mitigation scheme has been implemented.

[REDACTED] – with the application still subject to determination I trust we can deal with the contract let in due course? In the meantime, I would be grateful if you could provide confirmation, subject to the RMS, that NATS have removed their objection from the proposed development?

Kind regards,
Adam

Adam Buxton
Senior Planner

Turley



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From: [REDACTED]
Sent: 11 June 2025 14:20
To: Adam Buxton [REDACTED]
Cc: [REDACTED]
Andrew Bickerdike [REDACTED]
Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Hi Adam

Hope all is well

Apologies for the delay, yes that's correct payment would be due on contract let. Once we have received clear funds, we can then discharge the first conditions.

Kind regards

[REDACTED]

NATS

[REDACTED]
NATS Services
Renewables & Mitigations

E: [REDACTED]

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NATS Internal

From: Adam Buxton [REDACTED]
Sent: 11 June 2025 14:11
To: [REDACTED]
Cc: [REDACTED] Andrew Bickerdike [REDACTED]
Subject: [EXTERNAL] RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Hi [REDACTED]

Hope all is well.

Are you able to provide clarification in response to my email below?

Kind regards,
Adam

Adam Buxton
Senior Planner

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NATS Internal

From: Adam Buxton

Sent: 04 June 2025 17:03

To:

Cc:

Andrew Bickerdike

Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Hi

I just a quick point for clarification – at what point does the RMS mitigation payment need to be made? On other schemes we have made payment prior to the discharge of the first condition and issued a copy of the payment receipt as confirmation that the RMS is resolved.

Thanks
Adam

Adam Buxton
Senior Planner

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From: Adam Buxton

Sent: 04 June 2025 15:30

To:

Cc:

Andrew Bickerdike

Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Hi [REDACTED]

Thanks for the clarification.

I am on leave after today, returning Monday. I will provide you with an update on the contract when I return.

Kind regards,
Adam

Adam Buxton
Senior Planner

Turley
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 04 June 2025 09:38
To: Adam Buxton [REDACTED]
Cc: [REDACTED]
Andrew Bickerdike [REDACTED]
Subject: RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Hi Adam

Hope all is well

Apologies its missing a zero. Should be 50 metres AGL not 5 metres AGL

Once you're happy with the draft contract I'll have this changed and resent

Kind regards

[REDACTED]

NATS

[REDACTED]
NATS Services
Renewables & Mitigations

E: [REDACTED]

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Fareham, Hants PO15 7FL
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NATS Internal

From: Adam Buxton [REDACTED]

Sent: 02 June 2025 10:16

To: [REDACTED]

Cc: [REDACTED] Andrew Bickerdike [REDACTED]

Subject: [EXTERNAL] RE: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

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Good Morning [REDACTED]

Thank you for sharing the contract price for the mitigation.

Having reviewed the draft contract I note that the Schedule 4 – Standard Aviation Conditions (as shown below) seek to restrict construction work above 5 meters AGL until the mitigation scheme has been agreed with NATS and approved by the LPA and until the Radar Mitigation Scheme has been implemented – which you highlight would take 6 months from receipt of Cleared Funds.

You will note from the correspondence with Sacha that the condition threshold for construction work was for the radar mitigation to have been delivered as well in advance of your constructing the first 10-20 storeys or so – which would be considerably higher than the 5metres AGL. Likewise, the threshold associated with construction work unless and until the approved RMS has been implemented on other applications within Manchester City Centre significantly exceeds the stated 5metres AGL.

Please can you advise how the threshold of 5 meters AGL have been arrived at for the purpose of Condition 2?

SCHEDULE 4 - STANDARD AVIATION CONDITIONS

1. No construction shall commence on site above **5 Metres AGL** until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by the Local Planning Authority.

REASON:

In the interests of aircraft safety and the operations of NATS En-route PLC.

2. No construction work shall be carried out above **5metres AGL** unless and until the approved Radar Mitigation Scheme has been implemented and the development shall thereafter be operated fully in accordance with such approved Scheme.

REASON:

In the interests of aircraft safety and the operations of NATS En-route PLC.

Kind regards,
Adam

Adam Buxton
Senior Planner

Turley
[REDACTED]
[REDACTED]

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NATS Internal

From: [REDACTED]

Sent: 30 May 2025 12:54

To: Adam Buxton [REDACTED]

Cc: [REDACTED]

Andrew Bickerdike [REDACTED]

Subject: NATS Fixed Reflector Building Mitigation (Manchester) - 140 Great Ancoats Street [SG34492] Planning application 142535/FO/2025 consultation

Good Afternoon Adam

Hope all is well,

I have been asked to contact you by Sacha Rossi from our Safeguarding Team regarding the construction of SG34492 140 Great Ancoats Street Development as it has been found the development will cause Impact to the systems and operations of NATS En-route (NERL) Manchester Radar and in order to maintain aviation safety and efficiency, NERL would require the funding of an implementation of a technical solution that will mitigate the Impact.

I can confirm the Contract price for providing the Radar Building Mitigation is £45,508 + VAT with Delivery of the work taking 6 months from receipt of Cleared Funds. I have attached a copy of the draft Contract for your information which has been signed off by NATs internal Governance, if you could please let me have the details requested below for inclusion in the Contract where applicable, along with a Drawing of the Building with all corner points and Heights marked in Eastings and Northings, once received I will look to get a Contract to you by return. If you require any additional information please do not hesitate to contact me

- Company / Developers Name :
 - Company / Developers Address :
 - Company / Developers Registered Company Number :
 - Planning Application Number : **142535/FO/2025**
 - . Date of Planning Application and Date :
 - Council Planning Address :
 - Contact at Council Name :
 - Company VAT Number :
 - .Proposed Build Dates :
- If I can be of any further assistance please do not hesitate to contact me.

Kind regards

[REDACTED]

NATS

[REDACTED]

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E: [REDACTED]

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