

From: [Jennifer Atkinson](#)
To: [Duffy, Patrick \(Avison Young - UK\)](#)
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables
Date: 05 April 2023 17:55:27
Attachments: [image001.png](#)

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Patrick

Highways have come back to me on this as follows

I appreciate that we have scoped out peak-hour operational assessment as part of the TA, however, as the ES assesses average daily trip generation (with reference to different guidelines and effects to those assessed within the TA), we would still either like to see data/evidence to justify scoping out of the ES **or** take an approach similar to the Etihad ES where transport and highways is scoped in (t this stage) with further data provided as part of the ES chapter which may demonstrate that further assessment is not necessary.

Again a similar approach is required with regard to the construction phase – there is likely to be local traffic management i.e. temporary road closures or footway closures as well as an increase in construction vehicle movements during the works which would affect all traffic and pedestrians. I appreciate that the applicant may not have sufficient detail at this stage on the construction works and so again I feel it would be best to scope this in at this stage with further detail provided within the ES chapter.

Hope this helps

Jen

Jennifer Atkinson
Principal Planning Manager

Email: [REDACTED]
Tel. [REDACTED]

From: Duffy, Patrick (Avison Young - UK) [REDACTED]
Sent: Friday, March 31, 2023 4:25:58 PM
To: Jennifer Atkinson [REDACTED]
Subject: RE: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Hi Jennifer,

Apologies for the delay but I needed to check with our transport consultant on their liaison with TfGM and MCC highways and I understand that they have received confirmation from TfGM and MCC highways that the methodology for calculating the operational trip generation of the development is acceptable, and that distribution/analysis of the network is not required. As the highway officers don't require further information in this regard it suggests they don't think the impacts are likely to be significant. In addition, the proposals trip generation is very limited and would be a small contribution to any cumulative trip generation with the remainder of the SRF. On this basis I would like to agree to scope out an assessment of operational traffic from the ES.

Appendix 2.2

EIA Scoping Opinion Response

I understand that you have concerns about the cumulative effect of construction traffic. I am not clear what these concerns or whether they would not be adequately addressed through the usual controls imposed by a CEMP/CLP. Could you let me know your particular concerns in this respect and we can determine if this assessment should be scoped into the ES.

Kind regards,

Patrick

Patrick Duffy (he/him/his)

Director

[REDACTED] Mobile [REDACTED]
[REDACTED] | avisonyoung.com

From: Jennifer Atkinson [REDACTED]
Sent: 16 March 2023 15:08
To: Duffy, Patrick (Avison Young - UK) [REDACTED]
Cc: Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

CAUTION: External Sender

Patrick

Highways need further details from you before they can decide if the transport section can be scoped out of the ES. This includes traffic data. They have also requested that this would need to take account of the southern site and any cumulative impacts given the proximity to Inchley Road and having Kincardine Road operating one way - this would impact traffic flows along the surrounding highways links which should be considered in both sites assessment.

It feels to me that the most robust position would be to scope transport into the EIA so we can deal with this. Let me know what you think. Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
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From: [Jennifer Atkinson](#)
To: [Duffy, Patrick \(Avison Young - UK\)](#)
Cc: [Lucas, Neil \(Avison Young - UK\)](#)
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables
Date: 16 March 2023 12:53:16
Attachments: [image001.png](#)

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Yep happy with that...makes sense. Which want to be able to properly asses the impact on the local community. All the best Jen

Jennifer Atkinson
Principal Planning Manager

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From: Duffy, Patrick (Avison Young - UK) [REDACTED]
Sent: 16 March 2023 12:32
To: Jennifer Atkinson [REDACTED]
Cc: Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: RE: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Hi Jennifer,

Thank you for getting back to me on this.

We have reviewed the viewpoints in light of your comments and suggest that the view from viewpoint location 7 is fully rendered as this would be more representative of view generally from that area than viewpoint location 8 and also it captures the context of the University buildings behind and the emerging proposals to the north. From our review we also suggest an additional change. This is to provide a fully rendered view from viewpoint location 3 but not from viewpoint location 4 as these would be similar views. Viewpoint location 3 would allow the setting of the listed building to be understood in the context of the proposed development whereas the listed building wouldn't be seen from viewpoint location 4 so the massing of the proposal would be the consideration from viewpoint location 4 which could be established without a rendered image.

Could you let me know if the above is acceptable to you. I have reattached the viewpoint plan to this email for your ease of reference.

Kind regards,

From: Duffy, Patrick (Avison Young - UK) [REDACTED]
Sent: 16 March 2023 12:32
To: Jennifer Atkinson [REDACTED]
Cc: Lucas, Neil (Avison Young - UK) [REDACTED] >
Subject: RE: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Hi Jennifer,

Thank you for getting back to me on this.

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Could you let me know if the above is acceptable to you. I have reattached the viewpoint plan to this email for your ease of reference.

Kind regards,

Patrick

Patrick Duffy (he/him/his)
Director

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From: Jennifer Atkinson [REDACTED]
Sent: 16 March 2023 08:18
To: Duffy, Patrick (Avison Young - UK) [REDACTED]
Cc: Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

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Patrick

I have no particular objection to the position of these views. My only observation is whether we should have a full rendered view for 7 or 8 to allow a better representation of the impact on the Ardwick community.

Could you review this again.

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
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From: Duffy, Patrick (Avison Young - UK) [REDACTED]
Sent: 10 March 2023 10:33
To: Jennifer Atkinson [REDACTED]
Cc: Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: RE: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Hi Jen,

Thank you for your email update, which was most helpful. While you are waiting for the views of your transport colleagues I thought I would take the opportunity to supply a the proposed viewpoints for the townscape and heritage assessment which also identifies the proposed nature of the images to be supplied (ie fully rendered or wireline/block). Could you review this and let me know whether this is agreed or if you have any suggested amendments?

Kind regards,

Patrick

Patrick Duffy (he/him/his)
Director

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From: Jennifer Atkinson [REDACTED]
Sent: 08 March 2023 13:31
To: Duffy, Patrick (Avison Young - UK) [REDACTED]
Cc: Anderton, Charles (Avison Young - UK) [REDACTED]; Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

CAUTION: External Sender

Thanks Patrick

I have taken a look at the details which I broadly agree with. I also have no further comment on the cumulative schemes.

I would like highways to take a view on the transport which in turn will lead me to a conclusion on the EIA. Leave this with me and I will come back to you.

Best wishes Jen

Jennifer Atkinson
Principal Planning Manager

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From: Duffy, Patrick (Avison Young - UK) [REDACTED]
Sent: 03 February 2023 15:26
To: Jennifer Atkinson [REDACTED]
Cc: Anderton, Charles (Avison Young - UK) [REDACTED]; Lucas, Neil (Avison Young - UK) [REDACTED]
Subject: FW: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

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Dear Ms Atkinson,

Further to your correspondence with my colleague Neil Lucas regarding your informal view on the scope of the EIA I have attached a Briefing Note that sets out our proposed scope of the EIA. This note sets out our rationale for the proposed scope by considering the potential impacts of the proposed development resulting from the construction works, the completed development and cumulative effects with other development proposals. This has been done taking into account the environmental characteristic identified in Schedule 4 of the EIA Regulations (2017).

It would be appreciated if you could confirm in the next two weeks that you are content with the EIA scope proposed and the identified developments for the cumulative assessment or suggest any changes.

Kind regards,

Patrick

Patrick Duffy (he/him/his)

Director

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From: Lucas, Neil (Avison Young - UK) [REDACTED]
Sent: 02 February 2023 11:40
To: Duffy, Patrick (Avison Young - UK) [REDACTED]
Subject: FW: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Neil Lucas

Principal, Senior Director

Mobile [REDACTED]
[REDACTED] | avisonyoung.com

From: Jennifer Atkinson [REDACTED]
Sent: 29 November 2022 09:06
To: Lucas, Neil (Avison Young - UK) [REDACTED]
Cc: Rowell, Vanessa (Avison Young - UK) [REDACTED]
Subject: Re: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

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Neil

Thanks for this. I agree the validation list. I think a limited scope EIA would be appropriate here given the magnitude of change. Happy to discuss further what those limited chapters would be if you want to share this with me.

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
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From: Lucas, Neil (Avison Young - UK) [REDACTED]
Sent: 28 November 2022 13:00
To: Jennifer Atkinson [REDACTED]
Cc: Rowell, Vanessa (Avison Young - UK) [REDACTED]
Subject: Upper Brook Street (McLaren / Kadans): Former Citroen Garage - Planning Application Deliverables

Hi Jen,

Good to speak this morning. As discussed, our clients are keen to agree with officers the list of likely planning application documents required to support a full planning applications for the proposed PBSA and life-science development, an overview of which you saw at the recent pre-application meeting.

We have prepared the list below that we would be grateful for comments on. We would also welcome your initial thoughts on the need for an EIA for this development (c. 740 PBSA beds, c.230,000 sqft of life-science). The scale of the proposals does not automatically trigger the need for an EIA and we would be happy to go down the screening route unless officers are definitive that either on its own, or cumulatively, an EIA *would* be required.

Very happy to discuss further.

Regards,

Neil

Submission Document
Application forms, certificates, and notices
Covering letter
Application drawings
Design and Access Statement, including: ■ Waste Management Plan ■ Public Realm Statement
Landscape Statement
CGIs
Planning Statement, including: ● Statement of Community Involvement ● Blue & Green Infrastructure Statement
Heritage Assessment
Townscape Assessment
Viability Appraisal
Student Need Assessment
Crime Impact Statement
Transport Statement
Travel Plan
Flood Risk & Drainage Details
Site Investigation Report (Phase 1)
Acoustic Survey
Wind Assessment
Lighting Survey
Tall Buildings Statement
Daylight, Sunlight and Overshadowing Assessment

Archaeological DBA
Air Quality Assessment
Environmental Standards (Energy) Statement
Ecological Assessment
Arboricultural Impact Assessment
TV Reception Survey
Circular Economy Statement
Broadband Connectivity Assessment
Site Waste Management Plan
Construction Management Plan
Local Labour Agreement
Utilities Statement
Fire Consultant
Socio-Economic Assessment

Neil Lucas

Principal, Senior Director

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