
RE: URGENT - 137226/FO/2023 and 137227/FO/2023 - Great Jackson Street - ES Review

From [REDACTED]
Date Thu 10/09/2026 12:45
To Lucy Harrison [REDACTED]
Cc [REDACTED]

Hi Lucy

Based on the submitted Environmental Statement review report, Highways agree that the conclusions of the 2023 ES remain valid in respect of traffic and transport. The changes in traffic flows are not considered to result in a material difference in EIA terms and therefore do not alter the assessment conclusions.

Kind Regards,

[REDACTED]
BSc (Hons) MSc MCIHT MSoRSA
Highways Development Control Team Manager
Manchester City Council



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From: Lucy Harrison [REDACTED]
Sent: 09 September 2026 13:08
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: URGENT - 137226/FO/2023 and 137227/FO/2023 - Great Jackson Street - ES Review

Hi [REDACTED]

Please see the attached Environmental Statement Review Report for the above two applications. Please would you have a look at it and let me have your comments, in particular, whether Highways agree that the conclusions of the 2023 ES remain valid. Please would you get back to me by close of play today, or let me know if this is going to be a problem.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core

Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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

From: Poole, Rachel J [REDACTED]

Sent: 09 September 2026 12:23

To: Jennifer Atkinson [REDACTED]

Cc: Lucy Harrison [REDACTED] Cooper, John [REDACTED]

Subject: 137226/FO/2023 and 137227/FO/2023 ES Review

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Jennifer, Lucy

On behalf of our client, Renaker Build Limited ("the Applicant"), please find attached an ES Review Report in relation to applications 137226/FO/2023 and 137227/FO/2023.

The purpose of this review was to ascertain whether the contents and conclusions of the 2023 ES and 2024 ES Addendum, specifically the conclusions on the likely significant environmental effects of the proposed developments, remain valid and up to date considering the time passed since their production.

This ES Review does not identify any new likely significant environmental effects when compared to the assessments and conclusions presented within the 2023 ES and 2024 ES Addendum.

Therefore, it is considered that the findings of the assessments presented within the 2023 ES and 2024 ES Addendum remain valid in light of updates to legislation, policy, guidance and baseline context on and surrounding the site.

Accordingly, it is considered that the likely significant environmental effects associated with the Proposed Developments are fully assessed within the 2023 ES and 2024 ES Addendum as supplemented by this ES Review Report, and sufficient information in the 2023 ES, 2024 ES Addendum, and ES Review Report together with the other additional information as detailed within the ES Review Report has been provided by the Applicant which complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) to enable the Council to assess the environmental impacts of the proposed developments.

Many thanks

Rachel

Rachel Poole

Pronouns: she / her / hers

Assistant Director | Deloitte LLP