Outlook

Re: RE:Plot H

From [redacted]
Date Thu 01/10/2026 11:49
To Jennifer Atkinson [redacted]

Hi Jennifer

We have looked at the technical note from Blackbird Acoustics, as originally suspected entertainment noise was within the background during their monitoring, but it was not specifically discussed in the report. They have provided this discussion now and their recommendations are unchanged based on the worst affected facade (glazing specs, windows closed at night with option to boost the MVHR for overheating purposes). The detailed design of the building is still to be agreed.

They have also provided further narrative related to the external area which is public realm rather than private outdoor space for the residents. Given this and options for other potentially quieter outdoor areas nearby our comments related to the initial report have been addressed.

Kind Regards

[redacted] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [redacted]
website: www.manchester.gov.uk
[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

Please consider the environment before printing an e-mail

From: Jennifer Atkinson [redacted]
Sent: 30 September 2026 09:06
To: [redacted]
Cc: EnvH Licensing [redacted]
Subject: Re: RE:Plot H

[redacted]

Sorry to chase on this - could you let me know when you might be able to look at this? The reason I ask is that we need to decide if further information is needed and that maybe come Reg 25 under the EIA regulations.
Thanks

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [redacted]
Email: [redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Jennifer Atkinson [redacted]
Sent: 23 September 2026 10:55
To: [redacted]
Cc: EnvH Licensing [redacted]
Subject: Fw: RE:Plot H

[redacted]

Could you take a look at this for me please so I can take a view about whether this Reg25. Thanks

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Brabrook, Jemma [redacted]
Sent: 23 September 2026 10:47
To: Jennifer Atkinson [redacted]
Cc: Wyatt-Smith, Josh [redacted]; Alcock, Niall [redacted]
Subject: RE:Plot H

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen
Further to the comments received in relation to noise matters, please find attached:

- *2151.Rep.20260917.PlotH.AAR.Adden.Rev1* - prepared by Blackbird Acoustics, responding to the acoustic queries raised by Environmental Health; and
- *451-LYR-XX-XX-FNO-L-0003-00 Lsp Response – Acoustics* - prepared by Layer, providing additional landscape and public realm context in relation to the external amenity space.

The attached information is submitted to provide clarification, and is not considered to constitute additional environmental information requiring further consultation under Regulation 25 of the EIA Regulations 2017.
I'd be grateful if you could confirm receipt – any follow up queries please let me know.
Many thanks

Jemma Brabrook
Pronouns: she / her / hers
Assistant Director | Deloitte LLP
[redacted]

From: Jennifer Atkinson [redacted]
Sent: 09 September 2026 13:19
To: Wyatt-Smith, Josh [redacted]
Subject: [EXT] Re: RE:Plot H

Josh

I should add that the NIA identifies the Sound Level Meters (SLM) used in the survey as Norsonic Nor-140 SLMs. The objector considers that these SLMs are unable to record significant quantities of analysable audio to permit source identification for later identification of periods of music noise.

Thanks

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Jennifer Atkinson [redacted]
Sent: 09 September 2026 13:16
To: Wyatt-Smith, Josh [redacted]
Subject: Re: RE:Plot H

Josh

Can you check with the noise consultant that you have appropriately assessed the impact on FAC251? I have an objection which states that entertainment noise impacts appear to have been completely omitted from both the noise impact assessment.

Can you check? Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Wyatt-Smith, Josh [redacted]
Sent: 09 September 2026 11:15
To: Jennifer Atkinson [redacted]
Subject: RE:Plot H

> **ALERT** This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

I have passed this request on to Hodders and will issue the plan over as soon as received.

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his
Assistant Manager II | Deloitte LLP

From: Jennifer Atkinson [redacted]
Sent: 09 September 2026 11:10
To: Wyatt-Smith, Josh [redacted]
Subject: [EXT] Re: RE:Plot H

Josh

On the plan, can you show the extent of tower three i.e. where exactly it starts to rise within the plan? We are just trying to demonstrate how this relates to Garnby House and Orent house and their outlook, thanks

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Wyatt-Smith, Josh [redacted]
Sent: 08 September 2026 14:04
To: Jennifer Atkinson [redacted]
Subject: RE:Plot H

> **ALERT** This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

I have double checked this with HG-CE who have advised the following:

The reductions against Part L are covered in section 2 of the Energy and Carbon Statement. With the results summarised in section 2.4.

For completeness, the compliance margin for the PBSA element works out at approximately 9.2%, with the commercial unit compliance margin at approximately 23.2%. Area weighted, this would be circa 9.5%.

I have asked Hodders to provide the plan you have requested and will come back to you as soon as this is issued.

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his
Assistant Manager II | Deloitte LLP

From: Jennifer Atkinson [redacted]
Sent: 08 September 2026 13:23
To: Wyatt-Smith, Josh [redacted]
Subject: [EXT] Re: RE:Plot H

Josh

Can you double check this and extract it for me as I can't see it.

Also, can you get hodders to produce a plan showing the distances between the 3 towers Granby house, Oreient house for me please. Thanks

_____
Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Wyatt-Smith, Josh [redacted]
Sent: 08 September 2026 11:34
To: Jennifer Atkinson [redacted]
Subject: RE:Plot H

> **ALERT** This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

I have just had a look through and believe they are set out in Chapter 2 of the attached. However, please let me know if you require anything further on this.

I will pick up the separate point re embodied carbon with the team and come back as soon as possible.

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his
Assistant Manager II | Deloitte LLP

From: Jennifer Atkinson [redacted]
Sent: 08 September 2026 09:30
To: Wyatt-Smith, Josh [redacted]
Subject: [EXT] Re: Plot H

Josh

Do you also have the Part L carbon reductions or if you can point me to where they are in the documents?

Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Jennifer Atkinson [redacted]
Sent: 08 September 2026 09:19
To: Wyatt-Smith, Josh [redacted]
Subject: Plot H

Josh

On plot H, you state in the planning statement that the development achieves an upfront embodied carbon value of 765 $kgCO_2e/m^2$. This is slightly above the GMCA PfE benchmark of 600 $kgCO_2e/m^2$ for large major residential developments. Is there a way we can get closer to the benchmark?

Thanks

_____
Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****
This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see Regulators. A list of members of Deloitte

LLP is available at Companies House.

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our Privacy Notice.

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

****

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see Regulators. A list of members of Deloitte LLP is available at Companies House.

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our Privacy Notice.

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****
This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see Regulators. A list of members of Deloitte LLP is available at Companies House.

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our Privacy Notice.

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****
This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP's affiliate (Deloitte Management Services Limited) is a shareholder in Deloitte EMEA BV (Deloitte EMEA). Deloitte EMEA is a member firm of Deloitte Touche Tohmatsu Limited (DTTL). DTTL and Deloitte EMEA do not provide services to clients. Services may be provided by other Deloitte entities within the global network of member firms, each of which are separate and independent legal entities. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see Regulators. A list of members of Deloitte LLP is available at Companies House.

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our Privacy Notice.

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****