Outlook

Re: RE:Plot H, Sister - Ref. PLA-2026-000312

From [redacted]
Date Mon 17/08/2026 10:32
To Jennifer Atkinson [redacted]

Hi Jennifer

The filtration specifications and management are accepted. They have stated the following in the Environmental Statement - Additionally, air quality monitoring (passive diffusion tube or real time) is recommended prior to occupation to determine the requirements for NOx filtration - should this find any elevated PM2.5 then the filters may need upgrading (currently NOx and PM10)

The comments related to damage costs calculations are accepted and there will be air quality impacts post development.

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

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From: Jennifer Atkinson [redacted]
Sent: 06 August 2026 11:00
To: [redacted]
Cc: EnvH Licensing [redacted]
Subject: Fw: RE:Plot H, Sister - Ref. PLA-2026-000312

[redacted]

Can you let me know if you have any further comments and observations on this, 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: 06 August 2026 10:22
To: Jennifer Atkinson [redacted]
Cc: Brabrook, Jemma [redacted]; Alcock, Niall [redacted]
Subject: RE:Plot H, Sister - Ref. PLA-2026-000312

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Hi Jen,

Please see attached and below responses from HG-CE / Buro Happold on comments received regarding Air Quality. We can also confirm the client is happy to accept the CEMP condition as set out within the below comments.

MVHR filter specifications are attached. Regarding filter changing / maintenance, the filters would require replacement by the operator and the expected lifespan is determined on a site-by-site basis with analysis within the first 3 months to 1 year of operation to determine the replacement frequency.

Regarding Damage Cost calculations, the Proposed Development is a car-free scheme, with vehicle movements limited to taxi, delivery and servicing trips which will all already be on the road network. During the operational phase, the Proposed Development is predicted to generate a maximum of 34 LGV movements and 1 HDV movement per day. As such, operational traffic associated with the Proposed Development is considered insignificant in air quality terms. Given the car-free nature of the Proposed Development, the very limited number of operational vehicle movements, and the all-electric, combustion-free energy strategy, a Defra air quality damage cost assessment has not been undertaken, as any contribution to local air pollutant emissions would be negligible in line with the IAQM guidance.

Please let me know if any issues or queries.

Kind Regards

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

From: Jennifer Atkinson [redacted]
Sent: 26 June 2026 14:49
To: Williams, Emma [redacted]
Cc: Brabrook, Jemma [redacted] Alcock, Niall [redacted]
Subject: [EXT] Re: RE:Plot H, Sister - Ref. PLA-2026-000312

Emma

Here you go....

Aerodrome

Prior to any above ground works, confirmation is to be sought that the scheme has no impact upon Instrument Flight Procedure surfaces (IFPs) at Manchester Airport. The applicant must liaise with the Approved Procedure Design Organisation (APDO) for Manchester Airport.

Trees

No objections to the application, subject to all of the work being carried out as stated -following BS3998, and BS5837.

Works and skills

Local Labour agreement

Historic England

The proposals will result in less than substantial harm to the setting of the Whitworth Street Conservation Area.

GMEU

Birds and bats survey fine

BNG approach is acceptable. Will need to secure a monitoring fee for the on site BNG

Ground conditions

- Submission of a Site Investigation and Risk Assessment Report
- Submission of a Remediation Strategy

CMP

We have read and accept the submitted CEMP (RG Group, Revision A, October 2025) in principle. However, having also read their Construction Noise and Vibration Assessment (appendix 8.4 of the Environmental Statement) we have the following comments to make that need to be included in the final version of the CEMP

The submitted Construction Noise and Vibration Assessment is broadly compliant with BS 5228 and MCC Planning and Noise Guidance (2022), utilising appropriate assessment methodology, receptor-based modelling and establishing relevant thresholds; however, it identifies that significant adverse noise effects are likely at nearby residential and hotel/PBSA receptors during certain construction phases, and that vibration impacts from plant (notably vibratory rollers) and works in proximity to the adjacent railway may exceed relevant thresholds in some scenarios, whilst construction traffic effects are predicted to be negligible. The assessment relies on generic Best Practicable Means and does not fully

address duration of exceedances, detailed phasing, or a robust monitoring trigger-action framework. As such, whilst the scheme is acceptable in principle, it is recommended that planning permission is granted subject to conditions securing a detailed CEMP (including noise and vibration management), Section 61 consent under the Control of Pollution Act, a comprehensive monitoring and trigger-action plan, specific vibration controls near sensitive receptors and the railway, and a community liaison strategy to minimise disturbance and ensure compliance.

Due to the likely impacts from noise this needs to be included in the CEMP for this development.
A detailed Dust management plan is also required for the construction phase as recommended in the Air Quality chapter of the Environmental Statement.

Noise commercial units

Commercial Units
The Blackbird Acoustic Reports states that detailed construction designs to be developed post planning permission. The proposed separating floor will comprise concrete cast in-situ slabs of minimum thickness 225mm, a maximum internal noise level for the commercial units has been predicted to be 83dBA. This is to be developed further in the detailed design and conditions are likely to be required for tenants prior to fit out of the units. This is further considered in the Heyda Acoustics Report including gym noise. This report is based on 75dBA as the maximum internal noise level with standard thermal double glazing. This will result in a predicted specific noise level of 37dB at the nearest proposed habitable room (within the development on the first floor) during the daytime. This limit has been deemed as acceptable for the reduced class E uses that are likely to occupy the commercial units. Modelling has also recommended that the separating floor and walls elements between the ground floor commercial units and residential accommodation should achieve a minimum in-situ airborne sound insulation of approximately DnT,w+Ctr 50dB. This is all based on the commercial units operating in the daytime only. The recommendations are accepted in principle for the base build. Acoustic assessments will need to be submitted by tenants before occupation of the units in case any additional noise mitigation measures are required.

Resident's Gym
The submitted "Commercial Units and Resident's Gym Noise and Vibration Impact Assessment" has been reviewed. The assessment adopts appropriate methodology and is generally consistent with Manchester City Council's Planning and Noise Technical Guidance (2022), including application of the –5 dB below background (LA90) criterion for entertainment-type noise. Modelling indicates that predicted noise levels from the residents' gym would comply with this criterion at all identified off-site receptors and achieve only marginal compliance at the nearest on-site receptor. The assessment also appropriately considers gym-specific risks and references ProPG Gym Acoustics Guidance (2023); however, whilst suitable design principles and mitigation measures are outlined, the submission does not include a quantified assessment of structure-borne vibration or a detailed acoustic design specification (e.g. floor build-up / isolation system performance) to demonstrate compliance at detailed design stage. On this basis, the proposals are considered acceptable in principle subject to conditions requiring the submission of a detailed gym acoustic design statement to comply with part a) of this condition, including confirmation of floor isolation measures and control of vibration from high-impact activities, to ensure satisfactory protection of residential amenity.

Noise PBSA

Glazing specifications and façade zones have been recommended for different levels of

the development, there are to be fully developed at the detailed design stage following planning permission, we would expect an addendum report to be submitted for part a) of this condition. This should also include flanking noise via the curtain walling.

Overheating

• A full Acoustic Ventilation and Overheating (AVO) assessment is required;
• Dynamic thermal modelling (TM59) demonstrating compliance with Approved Document O, including:
o Realistic assumptions reflecting closed windows on the railway façade (floors 1–3);
o Assessment of worst-case units;
o Explicit reporting of daytime and night-time performance;
• A detailed ventilation and (where necessary) cooling strategy, including acoustic performance;
• Evidence that both:
o Internal noise criteria; and
o Overheating criteria can be met simultaneously.

External Areas
• Whilst the assessment acknowledges relevant guidance, the current submission:
o Does not provide sufficient quantitative evidence to demonstrate that acceptable external amenity conditions will be achieved
o Relies heavily on qualitative statements and generalised contour outputs
It is recommended that the applicant be requested to provide:
• Detailed quantitative assessment, including:
o Tabulated predicted LAeq levels across the external amenity space
o Identification of areas meeting ≤55 dB LAeq (daytime)
• Clearly defined amenity zones, showing:
o Primary seating/relaxation areas
o Corresponding predicted noise levels
• Demonstration of compliance (or justified non-compliance):
o Clear statement of whether BS 8233 criteria are achieved
o If not, a robust justification of "lowest practicable level"
• Assessment of mitigation options, including:
o Consideration of feasible acoustic design measures
o Justification where such measures are not implemented
• Illustrative plans/overlays, showing:
o Noise contours overlaid with the proposed layout and use areas

Vibration
The report concludes railway vibration and associated ground borne noise do not constrain residential use and require no mitigation.

Plant

Plant noise limits have been set based on the lowest typical background in line with MCC guidance. An addendum report will be required once the external plant items are known to confirm compliance with part a) of this condition. This also need to consider the impacts of noise from the level 3 plant deck below residents in Tower 3 as well noise impacts from the roof top plant on Towers 1 and 2 on higher residents in Tower 3 too.

Commercial waste

The Waste Management Strategy is accepted in principle, once tenants are found for the

commercial units they must submit their own strategies to include the following information and show that their waste can be accommodated within the unit and in the main bin store:
- *Estimated volumes and types of waste produced by the development;*
- *Details of internal and external stores for both waste and recycling, including any plans and designs;*
- *Location of the proposed collection point and details of the route the collection vehicle will take;*
- *Details of how waste will be transferred between stores and to the collection location; and*
- *Details of number and capacity of bins proposed and collection frequency.*
- *Other details as per 'Waste Proforma v1.0' - refer to guidance at:*

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Air quality

We have considered chapter 9 of the Environmental Statement and the associated appendices. The assessment concludes that windows can not be opened for ventilation of the railway façade due to air quality impacts. The associated ventilation statement includes filters on the MVHR units, we need to know the specifications of the filters (then need to suitable for Nox and preferably also PM2.5), they also need to provide details of the filter changing/maintenance schedule and who will be responsible for this.
As this is a major city centre development in the AQMA they also need to provide damage cost calculations

Archaeology

No issues

I don't yet have highways comments and will get these over to you once I have them.

I will also be sharing objecctions on a separate email. 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: Williams, Emma [redacted]
Sent: 26 June 2026 13:00
To: Jennifer Atkinson [redacted]
Cc: Brabrook, Jemma [redacted] Alcock, Niall [redacted]
Subject: RE:Plot H, Sister - Ref. PLA-2026-000312

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Hi Jen,

I hope you are well and doing okay in the hot weather.

Please could you advise if you have received any comments from statutory consultees or members of the public on the Plot H, Sister planning application (ref. PLA-2026-000312)?

Kind regards,

Emma Williams
Assistant Manager | Deloitte LLP

From: Williams, Emma
Sent: 17 June 2026 15:24
To: 'Jennifer Atkinson' [redacted]
Cc: Brabrook, Jemma [redacted]; Alcock, Niall [redacted]
Subject: RE: [EXT] Re: Plot H, Sister - Ref. PLA-2026-000312

Hi Jen,

Yes we do, I can see they are uploaded in the portal, however have attached to this email for ease. The Arboricultural Impact Assessment includes a method statement.

Let me know if you have any specific queries on these documents.

Kind regards,

Emma Williams
Assistant Manager | Deloitte LLP

From: Jennifer Atkinson [redacted]
Sent: 17 June 2026 15:07
To: Williams, Emma [redacted]
Cc: Brabrook, Jemma [redacted]; Alcock, Niall [redacted]
Subject: [EXT] Re: Plot H, Sister - Ref. PLA-2026-000312

Emma

Have you got an Arb Impact Assessment and Arb Method Statement, showing how you will work around the trees without damaging them?
Ie. Tree protections, method statement for how they will work around the RPA (Root protection area,) etc.

Thanks

_____

Jennifer Atkinson
Strategic Planning and Project Lead

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

[redacted]
[redacted]
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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: Williams, Emma [redacted]
Sent: 05 June 2026 16:03
To: Jennifer Atkinson [redacted]
Cc: Brabrook, Jemma [redacted] Alcock, Niall [redacted]
Subject: Plot H, Sister - Ref. PLA-2026-000312

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Hi Jen,

I hope you are well. Thanks for following up internally on the Plot H application which was validated earlier this week (ref. PLA-2026-000312).

We would be grateful if you could share any consultation comments as and when they come in.

Have a nice weekend when it comes to it.

Kind regards,

Emma Williams
Assistant Manager | Urban Planning | Deloitte LLP

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