Outlook

Re: 144791/FO/2025 - W&P Responses to Consultees

From [redacted]
Date Tue 24/02/2026 11:39
To Jennifer Atkinson [redacted]

Hi Jennifer,

Sorry I should have been clearer.

Due to advice from the waste and recycling team (since the Echo Street decision), we require waste strategies to contain a contingency plan which is compliant with MCC guidance in the event that the section 106 is not secured or a decision is made to change this in the future. PBSA can be subject to MCC residential collections rather than a commercial agreement.

Our advice is for them to discuss with the waste and recycling team so that they are happy with the contingency arrangement and then this is submitted as an addendum to the proposed waste strategy to cover this scenario.

Kind Regards

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

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[redacted]

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From: Jennifer Atkinson [redacted]
Sent: 24 February 2026 08:34
To: [redacted]
Subject: Re: 144791/FO/2025 - W&P Responses to Consultees

Thanks [redacted]

Could you clarify your position with regards to this application?

Thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
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: [redacted]
Sent: 24 February 2026 07:47
To: Jennifer Atkinson [redacted]
Subject: Re: 144791/FO/2025 - W&P Responses to Consultees

Hi Jennifer,

Thanks for the reminder for the revised planning application.

When the comments were sent it was accepted that PBSA were commercial in terms of waste. Conversations have happened with the waste and recycling team since and they have said that PBSA does actually fall under MCC in terms of waste so this is why we are now asking for their contingency plan to meet our guidance, just in case this is needed (as there is no case law of the section 106 being contested down the line)

Kind Regards

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

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[redacted]

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From: Jennifer Atkinson [redacted]
Sent: 23 February 2026 09:03

To: [redacted]
Subject: Re: 144791/FO/2025 - W&P Responses to Consultees

[redacted]

[redacted]'s scheme didn't get implemented in the end. It was 136874/FO/2023 that got implemented. Your memo of the 8 June 2023 says the waste management was acceptable. We included the private collections in the section 106 and a copy is on PA for you to review.

Hope this helps Jennifer

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

[redacted]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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From: [redacted]
Sent: 20 February 2026 11:06
To: Jennifer Atkinson [redacted]
Subject: Re: 144791/FO/2025 - W&P Responses to Consultees

Hi Jennifer,

The strategy does not provide an alternative scheme that meets our guidance should this be needed in the future which is what we asked for. We ask for this on all schemes that go down the private route just in case this is not agreed and MCC need to provide the collections.

They are quoting an agreement for Echo Street (118267/FO/2017), I have checked my emails and all I can see are comments to [redacted] saying we do not accept the waste strategy and we need them to show that they can meet our guidance (these comments came directly from the waste and recycling team). Are you able to confirm if the section 106 was agreed for Echo Street and on what basis for the waste collections?

Kind Regards

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

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[redacted]

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From: Jennifer Atkinson [redacted]
Sent: 11 February 2026 18:35
To: [redacted]
Cc: EnvH Licensing [redacted]
Subject: Fw: 144791/FO/2025 - W&P Responses to Consultees

[redacted]

Please can you let me know if you have any further comments on the information below. Thanks Jen

_____

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
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: Olivia Carr [redacted]
Sent: 10 February 2026 14:28
To: Jennifer Atkinson [redacted]
Cc: Adam Buxton [redacted]
Subject: 144791/FO/2025 - W&P Responses to Consultees

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Hi Jen,

Hope you're well.

Please see below our responses in relation to the EHO, NATS and GMEU.

EHO
They raise matters relating to CMP, noise, overheating, and ground conditions. We assume these matters will all be dealt with by way of condition. We don't believe there is anything for us to address in these comments.

With regards to the Waste Strategy, they note an alternative is required in the event iQ would not proceed with the private collection route and therefore need to comply with MCC standards. We don't feel this is necessary. The Waste Strategy has been developed with regard to the space available for waste storage within the development and prepared in line with other similar schemes, notably Echo St. The space constraints necessitate a departure from the Council guidance and as such will rely upon collections undertaken by a private company only. To safeguard this, the Waste Strategy will form part of the S106 with the following wording:

> *The Owner hereby covenants with the Council as follows:*
> *To implement the Waste Management Strategy prior to first Occupation for the Development and maintain this provision for the lifetime of the Development and FOR THE AVOIDANCE OF DOUBT waste management and collection for the Development will be undertaken by a private company or, if the Council runs its own waste collection service on a commercial basis, the Council under a commercial agreement.*

We feel that this should give the EHO comfort that the waste collection will be satisfactorily managed, without adversely impacting MCC. As referenced above, this is a strategy widely accepted by the Council across the city.

If you could please confirm agreement to this approach, that would be much appreciated.

NATS
They raised an objection based on the impact of the development on the secondary surveillance radar at Manchester Airport and the need for a radar mitigation scheme (RMS) to re-adapt the radar processing algorithms.

We have since engaged directly with NATS and confirmed that the applicant understands the need for an RMS (at a cost of £45,508 +VAT) and that this will be secured by the requisite planning conditions – albeit NATS have not made it clear whether they have removed their formal objection.

Whilst we await the final wording of the conditions from NATS, we understand that these will require:

1. the contractual agreement (including payment of the RMS and a timetable for implementation) to be in place before works commence above 5 metres AGL; and
2. a restriction on development above 60m AOD until the RMS has been implemented.

We trust through these conditions resolve this matter.

GMEU
They raised a query in respect of BNG Report and the post-development information being based on Drawing number 3489-PLA-XX-XX-DR-L-2000; S3;P05. GMEU reference the General Arrangement Plan P07.

As a point of clarification, the assessment has been undertaken based on the Softworks Plan (3489-PLA-XX-XX-DR-L-2000 P05) and not the General Arrangement Plan (3489-PLA-XX-XX-DR-L-0001 P07) to which GMEU query. The BNG Report and post-development reflects the correct plan, that being the Softworks Plan which sits alongside the GA Plan. The softworks plan also includes details of the proposed habitats.

Please can you provide this clarification to GMEU and request any final comments on the BNG Report / Metric submitted with the application. We are also providing a revised bat / bird box scheme and will issue in due course.

We hope to be able to respond shortly on other comments - Environment Agency , HSE, LHA, ATE. Similarly, we'll respond separately on the comments you've sent directly as well.

I hope this is useful in the meantime. Happy to discuss any of the above.

Many Thanks

Olivia

Olivia Carr
Associate Director

[redacted]

Turley

Certified B Corporation

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