Outlook

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

From [redacted]
Date Mon 16/02/2026 12:01
To Jennifer Atkinson [redacted]

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 Jennifer,

Thank you for providing the response from the agent for my BNG queries. I am satisfied with the information provided for the BNG and have no further comments on the assessment. I will look out for updates to the bat and bird box plan.

Kind regards,

[redacted]
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA

[redacted]



This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privledged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named adresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named adresses. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.

From: Jennifer Atkinson [redacted]
Sent: 11 February 2026 18:38
To: [redacted]
Subject: Fw: 144791/FO/2025 - W&P Responses to Consultees

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender [redacted] or

know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

[redacted]

Please can you let me know if you have any further comments on the below, 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: 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

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,

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

Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account.Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. Terms and Conditions

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

****
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.
****