Outlook

## Re: W&P

**From** [redacted]
**Date** Tue 06/10/2026 10:38
**To** Jennifer Atkinson [redacted]

Hi Jennifer

We accept the updated version of the acoustic report which contains the internal noise levels for the worst affected Twodio, which meets our entertainment noise criteria for the 63Hz and 125Hz octave bands.

Kind Regards

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

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[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**

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**From:** Jennifer Atkinson [redacted]
**Sent:** 05 October 2026 11:44
**To:** [redacted]
**Cc:** EnvH Licensing [redacted]
**Subject:** Fw: W&P

[redacted]

See below, thanks

_____

Jennifer Atkinson
Strategic Planning and Project Lead

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

[redacted]

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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---

**From:** Adam Buxton [redacted]
**Sent:** 05 October 2026 11:34
**To:** Jennifer Atkinson [redacted]
**Cc:** Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** RE: W&P

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Good Morning Jen

Hope you had a nice weekend.

Apex have confirmed that Table 19 represents the worst-case Twodio with entertainment noise

Thanks
Adam

**Adam Buxton**
Senior Planner
[redacted]

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**From:** Jennifer Atkinson [redacted]
**Sent:** 02 October 2026 15:21
**To:** Adam Buxton [redacted]
**Cc:** Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** Re: W&P

Adam

Please can you confirm this is an example of the worst-case facade for potential ingress from entertainment noise.

Jennifer Atkinson
Strategic Planning and Project Lead

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

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**From:** Adam Buxton [redacted]
**Sent:** 02 October 2026 13:38
**To:** Jennifer Atkinson [redacted]
**Cc:** Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** FW: W&P

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Hi Jen

Please find attached the Noise Impact Assessment which was submitted with the application. Appendix C details the internal noise levels in the worst affected rooms.

We are working through documents on the public access, but it appears that document descriptions have been lost when the public access system was updated so this is taking some time.

My next meeting finishes at 2.15pm, and I will call shortly after.

Kind regards,
Adam

---

**From:** Jennifer Atkinson [redacted]
**Sent:** 02 October 2026 09:52
**To:** Adam Buxton [redacted] Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** Re: W&P

Thanks....I don't think we have got the TVIA document that we have been discussing so I just want to chat through the Reg 25 but I want to understand if we have this noise info before I do it.

Jennifer Atkinson
Strategic Planning and Project Lead

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

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---

**From:** Adam Buxton [redacted]
**Sent:** 02 October 2026 09:41
**To:** Jennifer Atkinson [redacted] Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** RE: W&P

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Morning Jen

No problem. I'm tied up on calls until lunchtime, so will call early afternoon if that works for you?

Thanks
Adam

**Adam Buxton**
Senior Planner

[redacted]

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**From:** Jennifer Atkinson [redacted]
**Sent:** 02 October 2026 08:27
**To:** Adam Buxton [redacted]; Olivia Carr [redacted]; Amy Longmore-Gaskell [redacted]
**Subject:** Re: W&P

Adam

Can you give me a call today?

---

Jennifer Atkinson
Strategic Planning and Project Lead

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

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---

**From:** Adam Buxton [redacted]
**Sent:** 01 October 2026 12:27
**To:** Jennifer Atkinson [redacted] Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Subject:** RE: W&P

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Good Afternoon Jen

Please see Appendix 8.1 attached via Mimecast as is a large file.

I've just checked back through our files and can see this was issued.

Thanks
Adam

---

**From:** Jennifer Atkinson [redacted]
**Sent:** 01 October 2026 11:47
**To:** Amy Longmore-Gaskell [redacted] Olivia Carr [redacted]

**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Amy

I can find the TVIA in the submission. I think the document that is referenced as appendix 8.1 is simply the chapter in the ES. Can you check PA and see if its actually been submitted as I can't find it, thanks

Jennifer Atkinson
Strategic Planning and Project Lead

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

[redacted]

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**From:** Amy Longmore-Gaskell [redacted]
**Sent:** 01 October 2026 10:57
**To:** Jennifer Atkinson [redacted] Olivia Carr [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

Thanks for this – I'll request this information and issue asap.

Amy

**Amy Longmore-Gaskell**
Associate Director

[redacted]

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**From:** Jennifer Atkinson [redacted]
**Sent:** 01 October 2026 10:49
**To:** Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Olivia

Just picking up on this noise point again, when the EHO reviewed the report again they noted that we had not been provided with the predicted internal noise levels in the worst affected rooms in the report.

Can you provide this?

Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
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**From:** Olivia Carr [redacted]
**Sent:** 14 September 2026 08:42
**To:** Jennifer Atkinson [redacted] Amy Longmore-Gaskell [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

That's great news, thank you for confirming.

Is this more public objections to the Reg 25?

Thank you

**Olivia Carr**
Director

[redacted]

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**From:** Jennifer Atkinson [redacted]
**Sent:** 14 September 2026 08:07
**To:** Olivia Carr [redacted] Amy Longmore-Gaskell [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Olivia

The EA have removed their objection.

Instructions have gone over to legal on the s106.

Its just more objections the Reg 25.

I may need to come back to you on this noise point. I am getting the EHO to re-check it. Thanks

Jennifer Atkinson
Strategic Planning and Project Lead

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

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**From:** Olivia Carr [redacted]
**Sent:** 13 September 2026 20:19
**To:** Jennifer Atkinson [redacted] Amy Longmore-Gaskell [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

I just wanted to confirm that after Monday (14th) I am on leave until 06 October.

Adam is also on leave w/c 14 September but will return w/c 21 September.

For w/c 14th, please could you ensure my colleague @Amy Longmore-Gaskell is copied in if anything comes in regarding the outstanding matters:

- Environment Agency response
- EIA consultation
- Confirmation of the affordable proposition and associated S106 wording

Many Thanks

Olivia

**Olivia Carr**
Director

[redacted]

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**From:** Olivia Carr
**Sent:** 10 September 2026 14:25
**To:** 'Jennifer Atkinson' [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

Hi Jen,

I can confirm that the noise impact assessment considers the effect of existing entertainment noise sources on the development. Apex adopted the low frequency noise criteria in MCC's Technical Guidance Note on noise.

With regards to FAC, we assume you mean the FAC251 Factory Manchester nightclub? Apex did an attended survey on a Friday night between around 11pm and 1am to capture entertainment noise. Music noise from Joshua Brooks was noted to be most significant at the site boundary, so the assessment is based on that.

Many Thanks

---

**From:** Jennifer Atkinson [redacted]
**Sent:** 10 September 2026 11:46
**To:** Olivia Carr [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Reg 25 expires on the 24 September, thanks

Jennifer Atkinson
Strategic Planning and Project Lead

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

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**From:** Olivia Carr [redacted]
**Sent:** 10 September 2026 11:38
**To:** Jennifer Atkinson [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

I will check this.

I understand that Dave has suggested that the Reg 25 consultation takes us beyond the September committee date. As we issued this on 30 July, this would take us to the end of August / early September.

Please can you confirm what re-consultation period you are working to?

Thanks

Olivia

**Olivia Carr**
Director

[redacted]

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**From:** Jennifer Atkinson [redacted]
**Sent:** 10 September 2026 11:26
**To:** Olivia Carr [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Olivia

Thanks for this. I understand Dave and Stephen have spoken.

Can I check your acoustic report in terms of entertainment noise - did it look at FAC? Thanks

_____

Jennifer Atkinson
Strategic Planning and Project Lead

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

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**From:** Olivia Carr [redacted]
**Sent:** 09 September 2026 10:23
**To:** Jennifer Atkinson [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

I've just left you another voicemail. Would appreciate you calling back when you get a moment.

We'd like to understand the prospects of the September committee please, so we can manage expectations with IQ.

The following is outstanding, to our knowledge:

- Confirmation of the affordable proposition and associated S106 wording
- Environment Agency response
- Confirmation of acceptability of EIA Addendum
- Confirmation of acceptability of NPPF 2026 Compliance Statement
- Conditions – we have seen a very initial draft of pre-commencement conditions but not a more comprehensive list

Look forward to hearing from you.

Thank you

Olivia

**Olivia Carr**
Director

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**From:** Olivia Carr [redacted]
**Sent:** 08 September 2026 10:11
**To:** Jennifer Atkinson [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

Hi Jen,

Further to the below, please find attached the NPPF 2026 Compliance Statement for Weston and Pendulum (ref. 144791/FO/2025).

Any queries, please let me know.

Look forward to speaking soon.

Many Thanks

Olivia

**Olivia Carr**
Director

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**From:** Olivia Carr [redacted]
**Sent:** 08 September 2026 09:33
**To:** Jennifer Atkinson [redacted]

**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

Hi Jen,

I've just left a voicemail to discuss W&P today, if possible.

Would be great to have an update please on progress towards the September committee.

Apologies for the slight delay with the NPPF note – this will be with you imminently.

Many Thanks

**Olivia Carr**
Director

[redacted]
Office: 0161 233 7676

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**From:** Olivia Carr [redacted]
**Sent:** 02 September 2026 16:21
**To:** Jennifer Atkinson [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P
**Importance:** High

Hi Jen,

I hope you've had a good time on leave.

Appreciate that Thursday is your first day back but conscious we're targeting the September committee, please could you review the below as a priority so I can provide any feedback to IQ.

Similarly, I think the EA re-consultation ends by the end of this week – have you received anything on this at all?

Lastly, we will be issuing the NPPF review by the end of this week.

Many Thanks

Olivia

**Olivia Carr**
Director

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**From:** Olivia Carr [redacted]
**Sent:** 26 August 2026 17:16
**To:** Jennifer Atkinson [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P
**Importance:** High

Hi Jen,

Further to the below request, iQ have reviewed the affordable offer. For iQ to deliver affordable beds in Phase A and maintain their return position from the previous offering, this would be as follows:

**Phase A**

- 50 affordable Student beds assuming the same discount as agreed on Chandos House i.e. 20% to market rent.
- Commuted sum payment of £1m to be paid upon prior to occupation of the building.

**Phase B**

- 50 affordable Student beds assuming the same discount as agreed on Chandos House i.e. 20% to market rent.
- Commuted sum payment of £4.5m to be paid upon prior to occupation of the building.

Please could you confirm as soon as possible whether this is acceptable.

As discussed previously, iQ remains keen to achieve a September committee date, and obtaining agreement on the affordable housing offer is an important step in progressing the application. We would therefore be grateful for your confirmation at the earliest opportunity.

Many Thanks

Olivia

**Olivia Carr**
Director

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**From:** Jennifer Atkinson [redacted]
**Sent:** 19 August 2026 11:24
**To:** Olivia Carr [redacted]
**Cc:** Adam Buxton [redacted]
**Subject:** Re: W&P

Olivia

Could we have some of the AH units delivered in phase A - even if this is a small amount?

Jennifer Atkinson
Strategic Planning and Project Lead

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

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www.manchester.gov.uk

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**From:** Olivia Carr [redacted]
**Sent:** 19 August 2026 10:45
**To:** Jennifer Atkinson [redacted]

**Cc:** Adam Buxton [redacted]
**Subject:** RE: W&P

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Hi Jen,

The proposition is as follows, as set out in the attached:

- 100 affordable student bedrooms to be delivered within Phase B.
- £7million commuted sum towards affordable housing, to be split equally between the two phases of the development.

The Solicitor is BCLP, please see details below:

[redacted]

Many Thanks

**Olivia Carr**
Director

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**From:** Jennifer Atkinson [redacted]
**Sent:** 19 August 2026 10:35
**To:** Olivia Carr [redacted]
**Subject:** W&P

Olivia

Can you confirm the figures for me on this

Its £7.5 million for the affordable housing but what was the on site Affordable student accommodation?

There will also be a BNG monitoring fee on this and retention of the architect clause.

Can you also confirm your clients solicitors details.

Thanks Jen

_____

Jennifer Atkinson
Strategic Planning and Project Lead

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

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