Outlook

Re: W&P 144791

From [redacted]
Date Fri 18/09/2026 14:24
To Jennifer Atkinson [redacted]

Hi Jennifer,

After consulting with [redacted] they have assessed entertainment noise in this one. The only thing she has picked up is that they have not given the predicted internal noise levels in the worst affected rooms in the report. This may be worth including.

With this one and Plot H the detailed design is still to be agreed so will be expecting further reports for part a) of the noise conditions.

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

From: Jennifer Atkinson [redacted]
Sent: 10 September 2026 14:35
To: [redacted]
Cc: EnvH Licensing [redacted]
Subject: Fw: W&P 144791

[redacted]

Not one for today as I know you are busy, but in the same vein as Plot H can you confirm that the applicant has properly considered the impact on FAC251?

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

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 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

Olivia Carr
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

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

[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 September 2026 11:38
To: Jennifer Atkinson [redacted]
Cc: Adam Buxton [redacted]
Subject: RE: W&P

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 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]

[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

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 [redacted] 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

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

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'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

[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

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

[redacted]





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

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]





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

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

[redacted]





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

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

[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

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

[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: 19 August 2026 10:45
To: Jennifer Atkinson [redacted]
Cc: Adam Buxton [redacted]
Subject: RE: W&P

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,

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]

[redacted]

Many Thanks

Olivia Carr
Director

[redacted]





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

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

[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.
****

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.
****

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.
****

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.
****

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.
****

****

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.
****