Outlook

RE: 144791/FO/2025 - W&P Responses to Consultees [SG40715]

From [redacted]
Date Thu 12/02/2026 13:12
To Jennifer Atkinson [redacted]
Cc NATS Safeguarding [redacted]

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Jennifer,

I can confirm that we are in the process of agreeing a Radar Mitigation Scheme which as drafted includes a commitment on us to provide pre-agreed condition wording to yourselves.

In the mean time I can confirm that if the LPA are minded to grant consent prior to the formalisation of this agreement we would be content if conditions of the form below were imposed on any consent.

1. No construction shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by the Local Planning Authority.

2. No construction work shall be carried out above 60m AGL unless and until the approved Radar Mitigation Scheme has been implemented and the development shall thereafter be operated fully in accordance with such approved Scheme.

"Operator" means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).

Regards,

[redacted]

NATS Safeguarding

NATS Internal

From: Jennifer Atkinson [redacted]
Sent: 11 February 2026 18:36
To: NATS Safeguarding [redacted]
Subject: [EXTERNAL] Fw: 144791/FO/2025 - W&P Responses to Consultees

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Hi

Please could you let me know if you have any comments on this and if the proposal is acceptable 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.
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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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