

RE: Fw: 128431/FO/2020 - pressure reduction stations - response comments

Sue Jones <sue.jones@manchester.gov.uk>

Thu 28/01/2021 15:07

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Hi Jen,

I have spoken to the acoustician and the wrong information was submitted with the application to do with the noise, (it was an internal noise assessment for the company and not for planning). As the same consultants are doing the residential on Gould Street they have all the baseline data and with the proposed pressure reduction stations they are part sunk and have a 'kiosk' – type of enclosure and there calculations are roughly 36 dB at 3m which is quite low. The acoustician has asked whether they need to submit further information or just do the verification part for any condition?

I did say that I would check with you, but what I would propose is for me to send him the full nse 6 condition (I don't think he has seen our full condition, he has just been forward my comments) and that they would still need to fulfil both parts of the condition (1) the noise report and proposed mitigation and 2) the verification). In the case of noise report, this can be an acoustic memo, reference to baseline noise assessment, predicted levels (the 36dB) and mitigation inform of the kiosk which confirms in writing what he has told me over the phone, and then once built the verification.

From the planning portal it doesn't look like the application has been determined and so depending on what they submitted before determination, may alter the wording of the condition.

Are you okay with this? Have I got this correct?

Kind regards

Sue

Sue Jones
Environmental Protection

Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

External Tel: 0161 234 5004
email: sue.jones1@manchester.gov.uk
website: www.manchester.gov.uk

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 20 January 2021 15:47

To: Sue Jones <sue.jones@manchester.gov.uk>

Subject: Re: Fw: 128431/FO/2020 - pressure reduction stations - response comments

Sue

The applicant wants to talk to you directly about this. Can I give them your contact details?

Thanks Jen

Jennifer Atkinson
Principal Planner

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

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
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: Sue Jones <sue.jones@manchester.gov.uk>
Sent: 21 December 2020 13:25
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: Fw: 128431/FO/2020 - pressure reduction stations - response comments

Thanks Jen,

As they are installing new plant then please can we add the following conditions:

1.NSE 6

Noise – external equipment insulation

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

*I have reviewed the noise survey report by Wyg and this is insufficient to discharge the condition. A short term noise survey was taken in the afternoons on two days when the existing plant was in operation which is not sufficient. A background noise survey needs to be completed and the predicted cumulative noise levels (including any proposed mitigation, eg the enclosures) at the NSR (or proposed NSR) to demonstrate that the above condition can be met.

2. CLAND* (Watching brief condition)

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

Kind regards

Sue

Sue Jones
Environmental Protection

Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

External Tel: 0161 234 5004
email: sue.jones1@manchester.gov.uk
website: www.manchester.gov.uk

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 17 December 2020 08:52
To: Sue Jones <sue.jones@manchester.gov.uk>
Subject: Fw: Fw: 128431/FO/2020 - pressure reduction stations

Sue

Does the below help?

Thanks

Jen

Jennifer Atkinson
Principal Planner

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

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk
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: Campbell, Peter <Peter.Campbell@tetrattech.com>
Sent: 16 December 2020 18:05
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: Fw: 128431/FO/2020 - pressure reduction stations

Hi Jennifer

The 2no. gas pressure reduction stations proposed will be new equipment. This will replace existing apparatus found elsewhere within the wider site, allowing for the removal of the older existing equipment. The existing equipment is not housed within an enclosure, where as the new equipment will be.

Through the use of more modern equipment, and the introduction of acoustic enclosures for the equipment to be housed within, a betterment in the noise impacts is anticipated.

The covering letter submitted may also help clarify. Hope that assists.

Best regards

Peter Campbell BA(Hons) MPlan MRTPI
Principal Planner

WYG will be rebranding to Tetra Tech at the start of 2021

WYG

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

Tel: +44 161 874 8779

Mob: +44 7468 710 442

www.wyg.com

WYG Environment Planning Transport Limited. Registered in England number: 03050297.

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds LS1 4ER. VAT No: 431-0326-08.



From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 16 December 2020 13:32
To: Campbell, Peter <Peter.Campbell@tetrattech.com>
Subject: Re: Fw: 128431/FO/2020 - pressure reduction stations

Peter

I have a query from the EH officer.

I have had a look at the above application and please can you clarify what they are proposing? It reads that they are have x2 new pressure reduction stations (enclosed) but the noise report has measured operating plant at the site boundary in the afternoon and concluded they will be less noisy as they are enclosed, which made it sound that they were relocating them rather than 2 new. I will put the NSE 6 condition on but I need to be clear on the proposal for my comments.

Can you review please and advise if this is relocating existing plant?

Thanks

Jen

Jennifer Atkinson
Principal Planner

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

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
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: Campbell, Peter <Peter.Campbell@tetrattech.com>
Sent: 10 December 2020 15:22
To: Planning <Planning@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: Fw: 128431/FO/2020 - pressure reduction stations

Hi Tehseen

New link to report is below for you.

Site Conditions Summary Report

<https://we.tl/t-afcozeEoXd>

Regards

Peter Campbell BA(Hons) MPlan MRTPI
Principal Planner

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From: t.khan@manchester.gov.uk <t.khan@manchester.gov.uk> **On Behalf Of** Planning MCC

Sent: 10 December 2020 12:26

To: Campbell, Peter <Peter.Campbell@tetrattech.com>; Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Subject: Fwd: Fw: 128431/FO/2020 - pressure reduction stations

Hi Peter

The link within the email is not working, can you re-send please.

Regards

Tehseen

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Campbell, Peter <Peter.Campbell@tetrattech.com>
Sent: 09 December 2020 12:31
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc: Planning <Planning@manchester.gov.uk>
Subject: RE: 128431/FO/2020 - pressure reduction stations

Hi Jennifer

Further to the invalid requirements of application 128431/FO/2020, I am now able to provide further information to address the points/requirements raised. Please see my comment to the identified requirements in [blue](#) below and the attachments enclosed.

- Site address - the address in the form has not been completed. Happy for you to email the site address to TST if you are having problems with the form;

[Understand this was resolved – Address included within Description box on application form.](#)

- Ecology - The covering letter talks about removal of vegetation but there is no supporting ecology report. Please provide;

[Statement on site Aboriculture and Ecology now attached.](#)

- Materials - the drawing refer to a corten facade for the kiosk and some of the boundary treatment but say this is to be confirmed. We need much greater clarity on this in terms of what will be seen and that it is of the highest quality;

Please see attached for indicative images of proposed corten façade screening treatment of the Gould Street installation. A bespoke pattern would be designed for the screening treatment. The corten screening panels will screen in its entirety all elements of the pressure reduction station installation behind.

- Boundary treatment - can you confirm the extent of any boundary treatment as there is a drawing which shows palisade treatment;

All parts of the Gould Street compound installation are to be screened behind the corten screening enclosure. Any fencing shown within the compound area on the detailed drawings for the pressure reduction station will be behind the corten screening and hidden from view.

- Ground conditions - please provide the report which shows that there is no ground conditions issues in this part of the site;

A fresh Land Condition Summary Statement Report has been undertaken to detail and summarise the various site investigation and remediation works which have taken place at the sites.

The report currently amounts to 28mb. I have therefore provided a WeTransfer link below to this report. [Please let me know if you have issues in accessing this](#) as if so, I will look at providing by alternative means.

<https://we.tl/t-afcozeEoXd>

- Ventilation stack - Is there a fume report which can be provided? Are there any air quality implications?

The vent stack indicated is part of a safety device and therefore does not vent any emissions on a regular or permanent basis. The mechanism is only operated if there is a failure of the pressure deduction station and therefore is not considered to present any air quality implications.

I would be grateful if you would be able to review the comments and additional information now provided and as to if the application can now be made valid. Once you have had chance to review, perhaps it would be worthwhile having a conversation to discuss the details and taking the application forward.

Best regards

Peter Campbell BA(Hons) MPlan MRTPI

Principal Planner

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 29 October 2020 13:00

To: peter.campbell@wyg.com

Subject: 128431/FO/2020 - pressure reduction stations [Filed 29 Oct 2020 16:55]

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Peter

I just tried to call to discuss this. Can you confirm which planning officer you have been in discussion about this matter. There is a brief reference in the covering letter but no name.

There are a couple of matters which I would like clarification on so I am going to have to make the application invalid.

- Site address - the address in the form has not been completed. Happy for you to email the site address to TST if you are having problems with the form;
- Ecology - The covering letter talks about removal of vegetation but there is no supporting ecology report. Please provide;
- Materials - the drawing refer to a corten facade for the kiosk and some of the boundary treatment but say this is to be confirmed. We need much greater clarity on this in terms of what will be seen and that it is of the highest quality;
- Boundary treatment - can you confirm the extent of any boundary treatment as there is a drawing which shows palisade treatment;
- Ground conditions - please provide the report which shows that there is no ground conditions issues in this part of the site;
- Ventilation stack - Is there a fume report which can be provided? Are there any air quality implications?

If you can provide clarification on the above points we can progress the validation of the application.

Reagrds

Jennifer

Jennifer Atkinson

Principal Planner

Development Management North

Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk

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

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