

Fw: Boddingtons - Queries

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

Mon 28/03/2022 10:27

To: Planning <Planning@manchester.gov.uk>

 1 attachments (2 MB)

15-175-R3-4 - Former Boddingtons Site - Remediation and Enabling Works Strategy - March 2022.pdf;

Please can you upload this email to application 132416 including the attachment.

Thanks Jen

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From: Fitzgerald, Eithne <eithnefitzgerald@deloitte.co.uk>
Sent: 25 March 2022 15:41
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc: Hampson, Frances <fhampson@deloitte.co.uk>; Cooper, John <johcooper@deloitte.co.uk>
Subject: RE:Boddingtons - Queries

Hi Jen,

Apologies, I can't find the original email train with the EHO comments on the ground conditions, but please see below in orange the consultants response to these. Please let us know if there was any further comments in regard to these?

In addition, please see attached the updated Remediation Strategy, which has been updated on basis of the below.

Hope you have a lovely weekend, enjoy the sun!!

Eithne

*Original comments: The remediation report advises that delineation, excavation, treatment and disposal of naphthalene impacted materials in the area of WS109 will be required and subsequent testing to confirm the suitability of materials for retention on-site or removal offsite. Whilst we can accept this, we still need further comment to discuss whether wider investigation of this area should be undertaken to ensure the contamination isn't more widespread. **The method of hotspot delineation will comprise the testing of the sides***

of the excavation which will pick up whether there is wider naphthalene contamination. Additionally, the testing of site won Made Ground will include analysis of naphthalene. To date naphthalene has only been identified within one location and as such is considered to be isolated as Made Ground across the site has been analysed as part of the site investigation.

New comment: We will need the report to confirm what action to be taken if naphthalene is found to contaminate the sides of the excavation in this location and in the site won made ground. Surely if naphthalene is found in these areas, it would warrant further investigation of this area and may require wider delineation and removal? The recommendations need updating in the report to determine what action or further work will be required where naphthalene is found by the additional testing during excavation. Additionally, if it is found that the site won excavated made ground is contaminated, how they will identify where the made ground had been excavated from on the site and what action will be taken. **As per RE-8 'In the event that any as yet unidentified contaminant is identified, this will be the subject of further investigation including laboratory analysis and subsequent assessment of risk within the context of the agreed parameters. Where a theoretical risk to either human health, controlled waters or the wider environs is identified, appropriate remediation works are to be instigated.'** Should further elevated concentrations of naphthalene be identified within either the hotspot delineation works or site won Made Ground then further investigation and risk assessment will be completed. There may be a requirement to complete further delineation and removal of materials. Following assessment and further laboratory analysis appropriate mitigation or remediation measures will be put in place. Remediation Strategy updated.

Original Comments: Further investigation of TPH in the area identified as WS108 is still required to ensure that the hot spot is not part of a wider plume and whether these elevations are higher up in the ground in surrounding areas which may require further remediation measures recommending. Agreed as per RE-6. During the turnover of the site a watching brief will be completed to identify any further contamination.

New comment: Whilst the above has been accepted, just to confirm, a watching brief isn't sufficient and not what was recommended and actual investigation will be required as described in the report and in my comment above. Remediation Strategy updated. A watching brief will be completed during the turnover of this area of the site. Additionally, further trial pits within the area and sampling of shallower deposits will be completed to ensure no further TPH impact is present.

Original comment: A UK Water supplier risk assessment will be required to identify the type of water supply pipe to be installed. Once submitted and details confirmed, the pipe and infrastructure construction will need to be verified in the validation report under part b) of the condition which should include photographs. A UKWIR risk assessment has been completed based on current ground conditions however this will require updating following remediation works as ground conditions may vary, as detailed within RE-19.

New comment: Revised UKWIR Risk Assessment to be submitted once completed. **Agreed**

Original comments: The final ground gas risk assessment has classified the site as CS1 and no gas protection measures are required based on the assessment. Only 1 round of monitoring was completed at WS105 due to the presence of a vehicle. Can additional investigation be undertaken in this location to support the findings? We could complete an RB17 Ground Gas Risk Assessment based on limited chemical analysis from this location to reaffirm the classification, or alternatively we could complete some further monitoring as the well is still there.

New comment: Confirmation has been provided that additional monitoring can be undertaken at WS105 to address my initial comment. This will need to be undertaken and a revised gas risk assessment completed to include the results of the additional monitoring at this location. **Included reference within Rem Strat. Further monitoring of the well will be organised.**

Eithne

Eithne FitzGerald (pronounced Et-na)

Pronouns: she / her / hers

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 15 March 2022 08:19
To: Hampson, Frances <fhampson@deloitte.co.uk>
Cc: Fitzgerald, Eithne <eithnefitzgerald@deloitte.co.uk>
Subject: [EXT] Re: Boddingtons - Queries

Frances

Environmental Health have come back to me on the noise (they are coming back to me today on the ground conditions). See below

With regard to the sound survey, breakout from the arena roof requires more investigation as ground level measurements will provide little, if any meaningful data for breakout from the roof.

Whilst I appreciate it requires a more tailored approach, it is not impossible as suggested. In the past I have reviewed approaches for schemes which over look the arena where the sound level meter was attached to a mast in order to provide the necessary height to determine a representative level with regard to noise break out from the arena roof. This approach could be used or a MEWP could also be used to achieve the necessary height for noise measurements to gather more representative noise data. Also, an approach could be made to the arena themselves to establish if measurements can be taken from their roof during an event to gather source readings, which would be an ideal solution but would be dependent on their agreement. Although this would be in the interest of the arena as the data gathered will be used to design the building which will ultimately reduce any complaints or impact on their operation.

The other option, would be to take measurements at various heights as the building progresses upwards and carry out measurements at the receivers.

In each case above, the measurements would need to consider an event which represents worst case and a bass led event as it is the low frequency element that it likely to be the more significant break out and impact on residents and the selected event would need to be agreed with Environmental Health prior to the assessment.

I am a little concerned that the suggested condition put forward by the agent might leave it too late in the design / development stage to be able to implement mitigation or change the design to meet the criteria once noise from the arena roof has been addressed. I have no problem with the criteria being conditioned but I suggest our recommended condition wording remains. However, I would suggest the following line is included with part b) validation condition. " the proposals for validation noise testing shall be agreed with Environmental Health including the time, date and location of validation testing and details of the event taking place at the arena during proposed validation noise testing"

On another quick point regarding the use of MVHR as internal masking noise as mentioned in the response, this shouldn't be a consideration of the development and the scheme of mechanical ventilation needs to be selected, designed and if necessary mitigated to ensure it does not exceed the internal noise criteria including when in boost mode, as previously discussed.

With regard to the overheating assessment, there hasn't been a response regarding additional mitigation measures or further design that could be explored to reduce the impact of overheating and to reduce the number of occurrences or length of time windows are required to be opened through the night particularly during August such as a review of the mechanical ventilation scheme for apartments that require windows open similar to the proposals for those apartments on the Bury New Road façade. The agent has suggested that some matters can be better addressed with further design and modelling so maybe this can be considered as part of the further design developments.

Our recommended condition includes a section regarding overheating assessment so again, I am happy for it to be conditioned at this stage but suggest our recommended condition wording remains the same.

I think events have slightly overtaken their comments as we have settled on the condition but you should take the above into account when coming to discharge it.

Thanks Jen

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
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To: Hampson, Frances <fhampson@deloitte.co.uk>
Cc: Fitzgerald, Eithne <eithnefitzgerald@deloitte.co.uk>
Subject: Re: Boddingtons - Queries

Frances

Please can you also confirm the stage at which the applicant is at with Homes England - do they have permission in principle for grant on the 55%?

Thanks Jen

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From: Hampson, Frances <fhampson@deloitte.co.uk>
Sent: 14 March 2022 11:51
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Cc: Fitzgerald, Eithne <eithnefitzgerald@deloitte.co.uk>

Subject: Boddingtons - Queries

Hi Jen,

Hope you had a good weekend.

We are working on sourcing the samples images – we won't have a physical sample.

I had a couple of queries on the committee report / conditions if that is okay.

Conditions

- Condition 9 – this somewhat contradictory given that we need to look for the culvert which then informs the drainage strategy. Therefore prior to commencement does not feel appropriate, prior to installation of the drainage would seem more appropriate. Can I just check that the LFRA understands this?
- Condition 11a – also contradictory given that the remediation strategy is on the approved docs list. Have the EHO not come back to you on the remediation query and therefore why is has been left?
- Condition 14 – what is your view on a NMA to amending the wording on this to prior to above ground works?
- Condition 34 – why is convenience retail being excluded? Particularly as need to be as flexible in this location?
- Condition 42 – we haven't been asked about the car club bay?; the applicant has no control over the barrier – this is delivered by the college with the applicant benefiting from access rights?
- Condition 44 – can we remove reference to the 'five' bays (post-committee)?

At the moment it is just seeking to understand the above points. Subject to this, whether an NMA would be appropriate to mop these up.

Committee Report

- Where have those GVA figures come from?
- We can issue a crib-sheet of key stats/queries if helpful? For example, we will be providing on-site social rent through the grant funding; total number of trees etc.

If you could come back on the query as to why the minded to approve makes reference to an AHS given we have submitted one.

I am sure we will catch-up tomorrow on the s.106.

Kind regards,

Fran

Frances Hampson

Pronouns: she / her / hers

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