Fw: CDN/21/0669 - Snell Street

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

Fri 15/10/2021 15:31

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

Please can you upload the attached and email.

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: Alex Farmer <alex@artal.uk.com>
Sent: 15 October 2021 14:40
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc: Garry Finch <garry@brookfinch.co.uk>; Martin Brook <martin@brookfinch.co.uk>
Subject: FW: CDN/21/0669 - Snell Street

Hi Jen,

Hope you're well.

Please see below and attached in response to the highways feedback that you shared with me earlier this week.

Hopefully this helps to clarify?

Kind regards,

Alex

Alex Farmer
Director

ARTAL

+44 (0) 7809 106 012
@artal_uk
artal.uk.com

Head Office:
The XYZ Building|Spinningfields| Manchester|M3 3AQ
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From: Chris Bull <ChrisB@colbreprojects.com>
Sent: 14 October 2021 16:58
To: Alex Farmer <alex@artal.uk.com>; Bob Misell <bob@colbreprojects.com>
Cc: Garry Finch <garry@brookfinch.co.uk>; Martin Brook <martin@brookfinch.co.uk>
Subject: RE: CDN/21/0669 - Snell Street

Hi Alex,

I'm a little confused we've met up with Highways and agreed the position and location for the proposed site set up (# no other option). I've attached the license even though we have not started the site set up we have an agreement to use the area which has been paid for. The area is not for parking, the permit is for hoardings to permit welfare/ cabins to facilitate the works etc. To clarify there will be no on site parking either at the cabin position or at Snell street, the area cannot support any parking as detailed in our plan. For the avoidance of doubt we will be directing all parking to the Pay and display parking on Pollard Street.

Hope this makes sense.

Regards

Chris Bull
Quantity Surveyor

On behalf of
COLBRE PROJECTS LTD.
5-7 Deardengate, Haslingden, Rossendale, Lancashire, BB4 5QN
T: **01706 228090**
F: **01706 231962**
E: chrisb@colbreprojects.com
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From: Alex Farmer <alex@artal.uk.com>
Sent: 14 October 2021 10:33
To: Chris Bull <ChrisB@colbreprojects.com>; Bob Misell <bob@colbreprojects.com>

Cc: Garry Finch <garry@brookfinch.co.uk>; Martin Brook <martin@brookfinch.co.uk>
Subject: FW: CDN/21/0669 - Snell Street

Hi gents,

Please see feedback below on the CMP from MCC.

Kind regards,

Alex

Alex Farmer
Director

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 11 October 2021 15:31
To: Alex Farmer <alex@artal.uk.com>
Subject: Re: CDN/21/0669 - Snell Street

Alex

Please see below comments from Highways:

The location of the site compound on the corner of Harrison Street and Malta Street is not acceptable and should not be on the adopted highway. All parking demands are unable to be accommodated within the curtilage of the site. Highways would not support the accumulation of contractor vehicles on-street and note that all associated vehicles will be directed to local pay and display areas. Highways requests that the contractor monitor and regulate any contractor parking in the locality, ensuring vehicles parked on-street do not conflict with local residents and other ongoing works in the area. Whilst it is noted that all servicing vehicles would be escorted by trained banksmen, it should be ensured that vehicles can enter and exit the site whilst remaining in forward gear. Confirmation is sought regarding the location of site hoarding. The contractor should liaise with the MCC Highways and Resilience Team, for associated hoardings/fencing/skips highway licences and any temporary traffic regulation orders including any closures of the footway/highway. Contact via Email - highwaylicenses@manchester.gov.uk It would be useful for the Applicant to provide a site plan for the development during the construction phase, to show the holding area and appropriate waste storage location. Appropriate highway mitigation measures have been noted which includes dust suppression and wheel washing. Working hours are acceptable. It is therefore recommended that the condition is not yet discharged until further information has been provided by the Applicant.

Please can you review the CMP accordingly?

Thanks Jen

Jennifer Atkinson
Principal Planner

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

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From: Alex Farmer <alex@artal.uk.com>
Sent: 11 October 2021 12:59
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: FW: CDN/21/0669 - Snell Street

Afternoon Jen,

Hope you had a good weekend.

Please see below & attached response to your feedback last week.

Kind regards,

Alex

Alex Farmer
Director

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From: Ian Walker <ian.walker@geoconsiteinvestigations.com>
Sent: 11 October 2021 11:32
To: Alex Farmer <alex@artal.uk.com>

Cc: Garry Finch <garry@brookfinch.co.uk>; Martin Brook <martin@brookfinch.co.uk>
Subject: RE: CDN/21/0669 - Snell Street

Alex,

- Provision of the calibration certificate(s) for the gas monitoring equipment for the entire monitoring period. Attached
- Further SI may be required to determine if there are hotspots of contamination or if it is widespread across the site (if the made ground is not being fully removed) This is in our report as an option to potentially further delineate any areas of contamination in lieu of the remediation or at least to potentially reduce the volumes of soils requiring removal, however the remediation strategy stated that 600mm of made ground / soils should be removed from any landscaped areas so the further testing and risk assessment is no longer applicable
  Further risk assessment may be required if more sampling is needed in the made ground as above
- Only one gas visit during low and falling pressure when the report stated there would be a minimum of two unfortunately we cant control the pressures and do our best to get 2 visits under falling and low pressure however we also have to tie that in with our ongoing work schedule. Given the results of the gas monitoring I feel this is not an issue and am confident with the results to date. If you do require another visit under low and falling pressure then we can do it but it would need to wait until the right conditions are met to carry out the visit.

Please send my responses to the council and let me know if they need anything else

Kind Regards

For and on behalf of GeoCon Site Investigations Ltd

Ian Walker

Ian Walker

Mobile: +44 (0) 7976 600 435
Email: ian.walker@geoconsiteinvestigations.com
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From: Alex Farmer <alex@artal.uk.com>
Sent: 11 October 2021 10:15
To: Ian Walker <ian.walker@geoconsiteinvestigations.com>
Cc: Garry Finch <garry@brookfinch.co.uk>; Martin Brook <martin@brookfinch.co.uk>
Subject: FW: CDN/21/0669 - Snell Street
Importance: High

Hi Ian,

We've had the below response from MCC following submission of the SI and Remediation Strategy.

Can you please assist urgently?

Kind regards,

Alex

Alex Farmer
Director

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 08 October 2021 08:18
To: Alex Farmer <alex@artal.uk.com>
Subject: CDN/21/0669 - Snell Street

Alex

Thank you for your recent request to discharge planning conditions. The following information is required in respect of condition 7 'Ground Conditions'. Please can you provide these details?

- Provision of the calibration certificate(s) for the gas monitoring equipment for the entire monitoring period.
- Further SI may be required to determine if there are hotspots of contamination or if it is widespread across the site (if the made ground is not being fully removed)
- Further risk assessment may be required if more sampling is needed in the made ground
- Only one gas visit during low and falling pressure when the report stated there would be a minimum of two

Thanks

Jen

_____

Jennifer Atkinson
Principal Planner

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

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