
Re: Follow up information - CDN/25/0347 | Discharge of condition 11 (contaminated land - verification) from planning approval reference 127696/FO/2020 | 20A Chorlton Villas 105 Hardy Lane Manchester M21 8DN

From Laura Miller <laura.miller@manchester.gov.uk>

Date Tue 2025-07-08 16:17

To Robert Griffin <robert.griffin@manchester.gov.uk>; Sharon McAndrew <sharon.mcandrew@manchester.gov.uk>

Cc EnvH Licensing <envh.licensing@manchester.gov.uk>

Hi Rob,

I realised after speaking to you that Sharon is on leave this week (she did tell me last week but a lot has happened since then).

I looked at the attached and did some research including chatting to copilot. The helium leak test is an accepted method, and the results are showing that the installed membrane is working correctly. Therefore, we can recommend discharge of condition 11 (assuming the membrane validation was the final point to agree).

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
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Neighbourhoods Directorate
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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

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From: Robert Griffin <robert.griffin@manchester.gov.uk>

Sent: 07 July 2025 07:55

To: Laura Miller <laura.miller@manchester.gov.uk>; Sharon McAndrew <sharon.mcandrew@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: Follow up information - CDN/25/0347 | Discharge of condition 11 (contaminated land -

verification) from planning approval reference 127696/FO/2020 | 20A Chorlton Villas 105 Hardy Lane Manchester M21 8DN

Hi Both

I have now been provided with the attached document to address your outstanding comments. Please let me know if this is sufficient.

Regards

Rob Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

T: 0161 234 4527

E: robert.griffin@manchester.gov.uk

From: Laura Miller <laura.miller@manchester.gov.uk>

Sent: Friday, June 13, 2025 8:39:37 AM

To: Sharon McAndrew <sharon.mcandrew@manchester.gov.uk>; Robert Griffin <robert.griffin@manchester.gov.uk>

Subject: Re: CDN/25/0347 | Discharge of condition 11 (contaminated land - verification) from planning approval reference 127696/FO/2020 | 20A Chorlton Villas 105 Hardy Lane Manchester M21 8DN

Hi Rob,

Sharon has had to take today off.

I have looked at the report, which now contains validation photos that they did not have originally (a bit strange). We know that GGS returned to further internal monitoring last year, but this data has not been provided (as per the recommendation in their report) nor has it been referenced in the Geoshield report. This addendum report does need to be provided to support the discharge of conditions.

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

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From: Sharon McAndrew <sharon.mcandrew@manchester.gov.uk>
Sent: 12 June 2025 16:44
To: Robert Griffin <robert.griffin@manchester.gov.uk>
Cc: Laura Miller <laura.miller@manchester.gov.uk>
Subject: CDN/25/0347 | Discharge of condition 11 (contaminated land - verification) from planning approval reference 127696/FO/2020 | 20A Chorlton Villas 105 Hardy Lane Manchester M21 8DN

Hi Rob

Can I get back to you tomorrow on this one please? The gas report appears to be the same one as before, with some bits highlighted and attached to the front of the report. Laura contacted GGS last year and they were doing additional monitoring during October / November, but the results were not included in this report.

I think she is going to read through the report again, but at this point it looks like we will still need more information to discharge the gas part of the condition.

The photo's show the geotextile membrane going down in the garden, so this outstanding point has been addressed.

Kind regards

Sharon McAndrew
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
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M18 8EQ

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I work Thursdays, Fridays and alternate Wednesdays.

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