Outlook

Re: 142652/FO/2025 - Chorlton Precinct - Waste Management (Residential)

From [redacted]
Date Thu 2025-09-18 14:25
To [redacted]
Cc Robert Griffin [redacted]

Hi [redacted]

Thank you for providing all drawings and the associated bin store areas.

I can see that the residential bin stores are all compliant with our guidance. You have said that a detailed waste management strategy is still to be produced, and this can be conditioned.

I will get back to you on the other email in due course.

Kind Regards

[redacted]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [redacted]
website: www.manchester.gov.uk
[redacted]

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From: [redacted]
Sent: 16 September 2025 14:47
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: RE: 142652/FO/2025 - Chorlton Precinct - Waste Management (Residential)

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Hi [redacted]

In relation to waste management, I attach a relevant extract from the submitted Design & Access Statement (DAS) which shows the refuse strategy / bin store areas plus the latest GA plan.

Do you specifically require calculations to show compliance with MCC guidance as my email (dated 4th – see within email trail below…) set out how the bin store areas/capacity had been calculated based on relevant MCC published guidance.

Clearly keen to resolve this matter ASAP so grateful if you could review and confirm if the information provided is sufficient…

Regards

[redacted]
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[redacted] | http://www.cbre.com

From: [redacted]
Sent: 09 September 2025 15:44
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: Re: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

External

Good afternoon [redacted]

Geo-environmental - the SI/RS report needs to be updated to make it clear the post demolition SI/hydrocarbon delineation works will be done as part of the enabling works and the findings will be reported as part of the enabling works validation. Should any build phase recommendations need updating they can be done at this time too (i.e. gas protection measures)

Noise - agree with this approach

Waste Management (resi) - I have looked again and I can not find the bin store areas in the D&A statement, so please can these be provided with the calculations to show compliance with MCC guidance.

Waste Management (commercial) - this approach is accepted, information can be provided via condition

Kind Regards

[redacted]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [redacted]
website: www.manchester.gov.uk

[redacted]

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From: [redacted]
Sent: 04 September 2025 15:33
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: RE: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

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Hi [redacted]

Many thanks for your time this morning to discuss key points relating to the planning consultation response that you provided (attached for ease of reference).

I appreciate that a composite response is required but a couple of initial points for clarification:

- **Geo-Environmental**:
  - the Phase I Desk Study submitted is to be updated to provide clarification as per the discussion (@[redacted] – please advise if the SI also needs to be updated/submitted).
  - The calibration certificate will also be submitted.

- **Noise**:
  - The submitted report, which forms a technical appendix to the Environmental Statement (ES), is to be updated to clarify that the use of the median is appropriate relative to the MCC standard approach to use lowest average.
  - I am currently seeking clarification from the applicant as to whether proposed gym uses are included (noting that the retail occupier strategy submitted with the application does refer to the potential for gym uses).
  - I am seeking clarification as to whether the overheating assessment (provided at Appendix 4 of the Energy and Sustainable Design Report submitted with the planning application) has taken account of the submitted noise/acoustics report which highlights where windows need to be closed at night when considering overheating.

- **Waste Management**:
  - **Waste Management for Residential Uses**: the MCC consultation feedback details that: *it has been stated that the residential bin stores have been sized in accordance with MCC guidance. The breakdown of the number of apartments per block cannot be found in the application document to cross check this. This break down needs to be provided.*

    I can confirm that this breakdown is provided in Appendix A of the submitted DAS but this not provided on a 'per block' basis. Therefore, a full schedule including these plots is attached for reference. This schedule notes a per block total number of apartments as follows:

    - East Plot (Block A+B = 132 / Block C = 32)
    - West (Block D = 45)
    - North (Block E = 37)
    - South (Block F = 12).

    Although a more detailed waste management strategy will be required to be developed post-planning (confirmation of local authority vs private collection, frequency of collections, size of bins, waste streams, etc.), in order to size the internal residential bin stores for planning, the architect has used MCC guidance (GD04: Waste Storage and Collection Guidance for New Developments) that denotes 0.43sqm per apartment for high rise developments. I would be grateful for your views on this approach and whether any further work is required to address your initial consultation response.

- **Waste Management for Commercial Uses**: the consultation response details: *the commercial units need to have separate bin stores to the residential bins, a large commercial bin store can be seen near unit 3b and a smaller retail refuse store is on the plans near Unit 1. Confirmation is required if these are the only commercial waste storage areas. Will internal areas be provided within each commercial unit so they have somewhere to store their waste as well. Waste strategies will be required for each commercial unit once a tenant is known.*

  Please note that Section 8.6 of the submitted Design and Access Statement (DAS) sets out the waste strategy and it is anticipated that a more detailed waste management strategy will be required to be developed post-planning (secured by way of planning condition).

  At the outset, it can be confirmed that the two commercial waste stores described are to be used for commercial waste only associated with the nearby retail units as noted (residential waste kept separate as per MCC GD04 guidance) and these are identified as the main refuse / collection points for this commercial waste that each unit will use. These spaces were broadly sized based upon the MCC guidance metric for retail of 5000 litres per 1000m2 (5 litres per 1m2) gross floor space and how this translates to equivalent quantities of standard sized

1100L Eurobins or 240L wheeled bins (as per MCC GD04). If required, it may be that each retail unit could accommodate a small internal holding store as part of the tenant fit-out of each unit but would be subject to a more detailed waste management strategy being developed and tenant fit-out preferences.

As discussed, I would be grateful if you could consider the above in advance of a full and final response being submitted.

Any queries – please contact me in the first instance…

Regards

[redacted]
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10th Floor, One St Peters Square, Manchester, M2 3DE

[redacted] | http://www.cbre.com

From: [redacted]
Sent: 02 September 2025 11:37
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: Re: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

External

Hi [redacted]

Thursday will be the best day for me as I currently have no meetings or visits scheduled.

Kind Regards

[redacted]

Environmental Protection

Environmental Health
Neighbourhoods Directorate

Manchester City Council

email: [redacted]

website: www.manchester.gov.uk

[redacted]

[redacted]

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From: [redacted]
Sent: 02 September 2025 09:57
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: RE: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

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Hi [redacted]

Are you available for a brief call this week? Please advise ASAP as seeking to resolve your initial comments…

Regards

[redacted]
CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

[redacted]
[redacted] | http://www.cbre.com

From: [redacted]
Sent: 28 August 2025 13:39
To: [redacted]
Cc: Robert Griffin [redacted]
Subject: FW: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

Hi [redacted]

I have been given your contact detail by Rob Griffin…I am the applicant's planning consultant for the Chorlton Precinct project.

Rob passed on your comments and proposed draft planning conditions and as per the email trail below you will see that we have a couple of queries…

Would it be possible that you could liaise with @[redacted] from e3P who is the applicant's noise consultant and confirm what is required in order to resolve the points raised?

Regards

[redacted]
CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

[redacted]
[redacted] | http://www.cbre.com

From: Robert Griffin [redacted]
Sent: 28 August 2025 13:25
To: [redacted]
Subject: Re: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

External

Hi [redacted]

Lee can make contact with [redacted] the EHO who reviewed the submission, in the first instance her email address is [redacted]

Regards

Rob Griffin

Principal Planner

Development Management South

Planning, Licensing and Building Control

Manchester City Council

e: [redacted]

From: [redacted]
Sent: Thursday, August 28, 2025 12:13
To: Robert Griffin [redacted]
Subject: RE: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

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Hi Rob,

I am trying to get substantive responses prepared to the initial MCC EHO comment – is it possible that you can confirm which EHO officer provided the response so that the applicant's noise consultant [redacted] – copied in) can briefly discuss the following points (grateful if you could review and also forward to your EHO):

- **Residential Acoustic Insulation Scheme** - to include the potential for overheating - *EH have considered Chapter 8 of the Environmental Statement and E3P Noise Impact Assessment (March 2025). A Level 2 overheating assessment is required (is this required pre-determination or to be conditioned?) due to the need for windows to be closed at night especially on the facades as indicated in Figures 5 and 6 which face onto the roads (facades internal to the development are predicted to experience lower external noise levels). This will determine the level of alternative ventilation that needs to be provided (MVHR with a boost mode has been mentioned in the report as an option). The noise from existing plant has been concluded to be 1dB above the typical background during the day, but the typical background has been based on the median rather than the lowest average as recommended in our guidance, this assessment therefore may need updating, especially with regards to nighttime noise. Recommendations have been made for glazing, these will need to be confirmed once the detailed design is known (not available at this stage of the project – can this be conditioned?) and an addendum report submitted (given that Noise is assessed in the submitted ES then assuming update to the chapter with technical appendix addendum). External noise criteria will not be met on all balconies but will mostly be met in the external communal area, the elevations on balconies are accepted as alternative external space is provided.*

- **External Plant and Equipment** - *EH have considered Chapter 8 of the Environmental Statement and E3P Noise Impact Assessment (March 2025). The typical background does appear to have been calculated in line with our guidance which requires the lowest average to be calculated for each time period of monitoring rather than the median (the bullet above refers to the potential requirement for updating the assessment so that it is based on the lowest average rather than median – therefore assuming there is a missing 'not' at the start of this sentence?). Limits have been set for new external plant but these may be revised should the typical background change as a result of the recalculation of the typical background. This will include noise from the proposed air source heat pumps for the apartments (these are not available at this stage of the project – does any addendum need to make a satisfactory allowance and then planning condition imposed required final specification/design/siting to be submitted for approval prior to installation?);*

Grateful if you could come back to me…

Regards

[redacted]
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10th Floor, One St Peters Square, Manchester, M2 3DE

[redacted] | http://www.cbre.com

From: Robert Griffin [redacted]
Sent: 23 July 2025 18:03
To: [redacted]
Subject: 142652/FO/2025 - Chorlton Precinct - MCC Environmental Health Comments

External

Dear [redacted]

I am in receipt of comments from the Councils Environmental Health team in respect of the above application. These comments also include commentary in respect of Contaminated Land matters and against matters relating to the recommended conditions.

Contaminated Land

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been

used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate.**

2. The adequacy of the site investigation

The site investigation information that has been provided for this development is **inadequate**. In addition to the information provided, further information should be submitted which addresses the following issues:

• Gas monitoring is still ongoing

• Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire period of monitoring.

• Post demolition watching brief with further SI if needed.

• Delineation of hydrocarbon/asbestos contamination for removal.

3. The adequacy of the final risk assessment

Ground Assessment: The soil chemical results have been compared to C4SLs/S4ULs for a Residential without plant uptake end use. The following contaminants have been found to elevated; benxo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and dibenzo(a,h)anthracene. Asbestos identified as loose fibres of amosite from BH01 [redacted]0.001% by weight) and amosite sheeting/board debris from WS05A (1.182% by weight).

-Material will be removed to construct the basement. Clean cover recommended for landscaped areas.

-No elevations in the natural soils tested.

-No risks from vapours have been identified.

-Barrier pipes are likely to be required.

Controlled Waters Assessment: Risks to controlled waters are considered to be low

Ground Gas Assessment: Gas monitoring has been undertaken on 3 no. occasions over 2 months to date with three more rounds proposed including one during low and falling pressure.

To date maximum carbon dioxide 15.7%v/v in BH01, methane and flow below the level of detection. Maximum PID 0.6ppm. Some boreholes classed as CS2

An addendum report will need to be submitted.

The final risk assessment provided for this development is **inadequate**. The report recommends that further investigation and testing be performed on the site. Consequently the data obtained from this investigation may require changes to be made to the current risk assessment. The Council will require submission of the additional site investigation report and, if necessary, an updated final risk assessment for approval.

4. The acceptability of the proposed remediation strategy

The following measures are proposed so that the contamination identified on site no longer

presents a risk:

Enabling Works

• Additional ground gas monitoring and detailed assessment to confirm ground gas regime at the site;

• Watching brief and discovery strategy;

• Decommissioning of existing borehole monitoring wells;

• Removal of hydrocarbon and asbestos contamination hotspots;

• Appropriate material management of arisings associated with enabling works for reuse and/or disposal (including the basement excavations) including off -site disposal to appropriately licenced waste facilities; and

• Mitigation of risks to controlled waters during enabling works including appropriate management of stockpiles, controlling surface water run-off and appropriate discharge / disposal of perched groundwater.

Construction Phase

• Watching brief and discovery strategy;

• Provision of soil capping layer in areas of soft landscaping – 600mm with minimum 150mm topsoil or 450mm with a minimum of 150mm topsoil over geotextile membrane;

• Installation of ground gas and radon protective measures – to be agreed depending on the conclusions of the further gas monitoring;

• Appropriate material management of arisings associated with construction works (i.e. foundation works) for reuse and/or disposal including off -site disposal to appropriately licenced waste facilities;

• Mitigation of risks to controlled waters during construction works including appropriate management of stockpiles, controlling surface water run -off and appropriate discharge / disposal of perched groundwater; and

• Selection and installation of appropriate materials for buried water supply pipes.

MMP may be required for material movements

The site investigation and final risk assessment for this development have identified levels of contamination that will require remediation prior to the site being suitable for its intended use. The Council requires submission of a remediation strategy for approval once the additional site investigation has been complete and before the commencement of any remedial works on site.

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition

Before the Council could discharge any relevant conditions relating to contaminated land , the following information would need to be submitted to the Council for approval:

(i) Gas monitoring is still ongoing

(ii) Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire period of monitoring.

(iii) Post demolition watching brief with further SI if needed.

(iv) Delineation of hydrocarbon/asbestos contamination for removal.

(v) Updated ground gas risk assessment on completion of the monitoring.

(vi) Updated remediation strategy on completion of the gas monitoring.

(vii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by the Council

EH Comments and recommendations on the application proposals:

Recommend conditions and comments relating to the following:

- A scheme for fumes, vapour and odour extraction to be agreed;
- construction management plan *(The demolition management is accepted other than the proposed hours which need to be updated as below. Outline CEMP also contains incorrect hours and the construction noise assessment has been based on the incorrect hours (this also needs to be updated), these need to be amended as below in the final version. The outline is accepted, and we will await a detailed version which should also include mitigation measures as recommended in the Air Quality and Noise and Vibration chapters of the Environmental Statement :Monday - Friday: 7.30am - 6pm Saturday: 8.30am - 2pm, Sunday / Bank holidays: No work);*
- Opening hours for commercial units to be agreed;
- Delivery, servicing and collections to commercial premises shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays
- Final external lighting design;
- Acoustic insultation to prevent noise break out - *The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. We have considered Chapter 8 of the Environmental Statement and E3P Noise Impact Assessment (March 2025) Noise breakout from commercial uses has been considered in terms of music noise and limits have been provided. Since the proposed uses also include the potential for a gym we would also expect an assessment to be included based on the ProPG Guidance for gyms, without this assessment and associated noise mitigation measures we would not support any of the commercial units being used for a gym. All commercial units will be required to provide an acoustic assessment to determine any additional noise mitigation measures to the base build of the units;*

- Hours of use of external areas to be agreed;
- Residential Acoustic Insulation scheme -to include the potential for overheating - *EH have considered Chapter 8 of the Environmental Statement and E3P Noise Impact Assessment (March 2025). A Level 2 overheating assessment is required due to the need for windows to be closed at night especially on the facades as indicated in Figures 5 and 6 which face onto the roads (facades internal to the development are predicted to experience lower external noise levels). This will determine the level of alternative ventilation that needs to be provided (MVHR with a boost mode has been mentioned in the report as an option). The noise from existing plant has been concluded to be 1dB above the typical background during the day, but the typical background has been based on the median rather than the lowest average as recommended in our guidance, this assessment therefore may need updating, especially with regards to night time noise. Recommendations have been made for glazing, these will need to be confirmed once the detailed design is known and an addendum report submitted. External noise criteria will not be met on all balconies but will mostly be met in the external communal area, the elevations on balconies are accepted as alternative external space is provided;*
- External Plant and Equipment - *EH have considered Chapter 8 of the Environmental Statement and E3P Noise Impact Assessment (March 2025). The typical background does appear to have been calculated in line with our guidance which requires the lowest average to be calculated for each time period of monitoring rather than the median. Limits have been set for new external plant but these may be revised should the typical background change as a result of the recalculation of the typical background. This will include noise from the proposed air source heat pumps for the apartments;*
- Waste Management for residential uses to be agreed - *It has been stated that the residential bin stores have been sized in accordance with MCC guidance. The breakdown of the number of apartments per block cannot be found in the application document to cross check this. This break down needs to be provided.*
- Waste Management for commercial uses to be agreed - *The commercial units need to have separate bin stores to the residential bins, a large commercial bin store can be seen near unit 3b and a smaller retail refuse store is on the plans near Unit 1. Confirmation is required if these are the only commercial waste storage areas. Will internal areas be provided within each commercial unit so they have somewhere to store their waste as well. Waste strategies will be required for each commercial unit once a tenant is known.*
- Electric Vehicle Charging Points - *EH have considered Chapter 7 of the Environmental Statement and the Redmore Air Quality Assessment (March 2025). The air quality assessment is accepted; no specific mitigation measures are required and electric vehicle charging points will be provided (the number and type of chargers will need to be confirmed to satisfy part a) of this condition. Good practice principles and recommendations to control dust during construction to be included in the CEMP.*
- Full Contaminated Land condition

Regards

Rob Griffin

Principal Planner

Development Management South

Planning, Licensing and Building Control

Manchester City Council

e: [redacted]

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