



---

Re: 142453/FO/2025 Grey Mare Lane

---

From [REDACTED]  
Date Mon 16/06/2025 14:07  
To Jennifer Atkinson [REDACTED]

Hi Jennifer,

We have considered the updated acoustic report for entertainment noise; they have presented the data in a confusing way in section 4.3. For entertainment noise they need to show that it will be 5dB below background in octave bands at the proposed residential. There are additional criteria for 63 and 125hz which need to be met. It looks like the criteria will be met but the table needs to clearly show this rather than us having to work it out.

For plant noise, please can they confirm officially about ASHPs as they are mentioned in the application, but the email now says they are not including them.

I assume the additional contamination land information is still awaited.

Kind Regards

[REDACTED]

Environmental Protection  
Environmental Health  
Neighbourhoods Directorate  
Manchester City Council

[REDACTED]

**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**

We are on X, for news and updates follow us [@EnvHealthMcr](#)

**Please consider the environment before printing an e-mail**

---

**From:** Jennifer Atkinson [REDACTED]  
**Sent:** 05 June 2025 11:49  
**To:** [REDACTED]  
**Cc:** EnvH Licensing [REDACTED]  
**Subject:** Fw: 142453/FO/2025 Grey Mare Lane

[REDACTED]

Please can you let me have any further comments on this. Thanks Jen

---

Jennifer Atkinson  
Principal Planning Manager

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

Tel: [REDACTED]  
Email: [REDACTED]  
[www.manchester.gov.uk](http://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:** [REDACTED]  
**Sent:** 05 June 2025 10:02  
**To:** Jennifer Atkinson [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 142453/FO/2025 Grey Mare Lane

**ALERT** This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

REFERENCE EML-OUT/22-049/LA/20250604-144753-704  
Hi Jen

Hope all's well. Please see attached responses to consultee comments. See below also for updates/ further clarification requests (in blue).  
Regarding the request from GMEU (via your email 22.05.25), please could you confirm at which stage the monitoring fee would need to be paid.

Thanks, and kind regards

[REDACTED]

[REDACTED]  
Senior Architect

## BowkerSadler



Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY



For and on Behalf of Bowker Sadler

Please do not print this email unless you need to.

Every effort is made to ensure that e-mails are virus free, Bowker Sadler Partnership cannot accept liability for any loss or damage resulting from software viruses therefore recipients should check all attachments prior to opening. The information contained in this document is private and confidential and may contain information that is privileged, the disclosure of which is prohibited by law. It is intended only for the use of the addressee and may not be disclosed, copied or used by any other person. If you have received it in error, please notify us immediately.

Bowker Sadler Partnerships e-mail system is subject to regular audits and the company reserves the right to delete any unauthorised, inappropriate or offensive material.

Bowker Sadler Architecture and Bowker Sadler are trading names of Bowker Sadler Partnership Ltd.

Bowker Sadler Partnership Ltd. Registered No. 1851192 England. VAT No. 388 3323 27

---

**From:** Jennifer Atkinson [REDACTED]  
**Sent:** 16 May 2025 11:48  
**To:** [REDACTED]  
**Subject:** 142453/FO/2025 Grey Mare Lane

[REDACTED]

Please see below comments from the EHO and Highways for a response to be prepared.

Thanks Jen

#### *Ground conditions*

- i) The ground gas monitoring provided to date is incomplete as monitoring by E3P was still ongoing.
- (ii) Need to provide the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.
- (iii) The risk assessment to date is not acceptable from a mine gas perspective as BS8485 is not suitable for this and they need to use alternative guidance such as that by CL:AIRE  
[All above currently being addressed by e3p- report expected back by end of the week.](#)
- (iv) Submission of a Remediation Strategy  
[Being prepared by Sutcliffe engineers- will issue asap.](#)

#### *CMP*

The CMP should include a dust management plan as required in the submitted Air Quality Assessment Report.  
[Is the CMP required as part of the application or will this be a condition?](#)

#### *Noise*

The Noise Impact Assessment (Azymouth Acoustics, March 2024) is not accepted for part a) as it has not made any reference to potential noise from Mary Ds and the other commercial units on Grey Mare Lane. No noise monitoring has been undertaken over weekend evenings to specifically capture the possible worst case from these uses and the impact on the Grey Mare Lane façade. They also have not made an assessment of entertainment noise with specific attention to the 63 and 125Hz octave bands  
[Please see NIA rev. B and accompanying statement by Azymuth Acoustics attached.](#)

#### *Plant*

The submitted Noise Impact Assessment (Azymouth Acoustics, March 2024) has set a limit of 60dB at 1m from any external plant. An addendum report will be required once the detailed specifications of any external plant are known (it is proposed to install air source heat pumps). The background may also change depending on the revised report.

#### *Response from Azymuth Acoustics-*

['In terms of plant it is possible that no real plant is being proposed here. However, our NIA does include wording to cover this should items such as external condensers etc be proposed at a later stage in the design process. So we would agree that potentially an addendum report may be required should external plant items such as condensers / ASHP units form part of the design.'](#)

[We can confirm that neither condensers or ASHP units are currently proposed.](#)

#### *Air Quality*

The submitted air quality assessment (Energy Council, ) is based on an old design layout which included 70 parking spaces, the proposal now only has 7 (one for servicing, rest disabled parking only). All spaces are to include electric vehicle charging points. The development is proposed to be all electric so there will not be any gas boilers. The predicted impacts associated with NO2, PM10 and PM2.5 are all predicted to be negligible. Future residents are not predicted to be exposed to pollution concentrations above the AQOs so no mitigation measures are required. They will need to provide specific details about the EVCPs once the specifications are known

[Amended AQA currently being prepared by Energy Counsel – will issue asap.](#)

## Highways

Further justification is requested on the level of car parking. o Typically, highways request a minimum of 50% parking provision for a residential apartment site.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. o The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Request that a Service Management Strategy is in place.

It is recommended that double yellow lines are implemented bordering the site, to discourage any parking overspill from the development

Any redundant vehicle access points or dropped crossings bordering the site should be reinstated as continuous footway to adoptable standards. o Footway resurfacing and renewal undertaken as appropriate surrounding the site. o Provision of continuous 2-metre-wide footways surrounding the development i.e., any footways in the vicinity of the proposed development should be widened to the minimum standard of 2.0 metres. The TS confirms that the footway will be reinstated on the Newcombe Close site frontage at a width of 2 metres. o Provision of dropped crossings and tactile paving at the site access (as confirmed within the TS) and at junctions in the vicinity of the site

[Please see response from SK Transport attached.](#)

---

Jennifer Atkinson  
Principal Planning Manager

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

Tel: [REDACTED]  
Email: [REDACTED]  
[www.manchester.gov.uk](http://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

\*\*\*\*\*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [dpo@manchester.gov.uk](mailto:dpo@manchester.gov.uk), and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: [www.manchester.gov.uk/emaildisclaimer](http://www.manchester.gov.uk/emaildisclaimer).

Your personal data is very important to us. Please refer to our privacy notice at: [www.manchester.gov.uk/privacy](http://www.manchester.gov.uk/privacy) for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

\*\*\*\*\*

\*\*\*\*\*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [dpo@manchester.gov.uk](mailto:dpo@manchester.gov.uk), and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: [www.manchester.gov.uk/emaildisclaimer](http://www.manchester.gov.uk/emaildisclaimer).

Your personal data is very important to us. Please refer to our privacy notice at: [www.manchester.gov.uk/privacy](http://www.manchester.gov.uk/privacy) for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

\*\*\*\*\*

\*\*\*\*\*

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or [dpo@manchester.gov.uk](mailto:dpo@manchester.gov.uk), and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: [www.manchester.gov.uk/emaildisclaimer](http://www.manchester.gov.uk/emaildisclaimer).

Your personal data is very important to us. Please refer to our privacy notice at: [www.manchester.gov.uk/privacy](http://www.manchester.gov.uk/privacy) for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

\*\*\*\*\*