



Re: Manchester Communication Academy CDN/25/0443

From Rebecca Twigg-Purcell <Rebecca.Twigg-Purcell@manchester.gov.uk>

Date Fri 20/06/25 12:57 PM

To Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Hi Steve,

Yes that's fine now thanks.

Regards,

Rebecca

Rebecca Twigg-Purcell
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

Tel: 0161 234 1368

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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: 18 June 2025 12:11

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

Cc: Rebecca Twigg <rebecca.twigg@manchester.gov.uk>

Subject: Fw: Manchester Communication Academy CDN/25/0443

Rebecca

Discharge of conditions 9 (RAMS), 20a (ground conditions), 22 (drainage) and 23 (HMMP) attached to planning permission referenced 141465/FO/2024

Further to your response dated 11 June 2025, please see below in relation to the above discharge of condition application. Please can you confirm if now acceptable.

Thank

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk

www.manchester.gov.uk

From: Neil McHugh <info@muga-uk.co.uk>
Sent: 18 June 2025 11:56 AM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: Fw: Manchester Communication Academy CDN/25/0443

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Steve,

Please see responses below in relation to the queries raised by Environmental Health:

1. The topsoil testing frequency was based on the following proposal. Based on the c.15m extension the existing AGP (95m in length), 9 No. Topsoil samples were calculated to require testing, based on a Topsoil thickness of 0.3m and a sampling ratio for brownfield land of 1 per 50m³ (i.e. $95\text{m} \times 15\text{m} \times 0.3\text{m} = 425.5\text{m}^3$, $427.5\text{m}^3 / 50\text{m}^3 = 8.55$ samples). All based on the MCC guidance.

The actual Topsoil thickness was much less than 0.3m, between 0.03m and 0.27m. Therefore the sampling frequency should more than adequate. The 1 per 50m³ is also based on Topsoil reused in residential gardens. The pitch development is considered to be much less sensitive.

2. Noted. The rooting depths for trees is recommended as 900mm in BS3882, and MCC guidance. We will adhere to this guidance.
3. Please see attached Discovery Strategy.
4. Noted.

Regards

Neil McHugh

Sports Facility Design Consultant

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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: 11 June 2025 11:38
To: Neil McHugh <info@muga-uk.co.uk>
Cc: Andrew Woolley <a.woolley@gmatrust.co.uk>
Subject: Fw: Manchester Communication Academy CDN/25/0443

Neil

Further to below, I have now had feedback from Environmental Health in relation to condition 20a.

The have considered the submitted Ground Investigation Report, Ref: STX6988-R01-Rev_A, Date: April 2025) and can provide the following comments:

1. The sampling ratio per volume of site-won material to be reused onsite should be demonstrated to be in accordance with [MCC's guidance](#).
2. Previous mention has been made that existing trees may be relocated on the site, if so these should be planted in tree pits with sufficient suitable growing medium in accordance with MCC's guidance.
3. The report states that the Principal Contractor should have a discovery strategy in place in the event of exposing unexpected or previously unencountered contamination; confirmation is required that this strategy is in place.
4. Documentation of any material disposed of off-site will be required to be included in a Completion/Verification Report.

Due to the above outstanding items we cannot currently recommend the discharge of Condition 20a.

In order to progress positively with the discharge, please submit the outstanding information by 23 June 2025.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk
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From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: 09 June 2025 10:35 AM
To: Neil McHugh <info@muga-uk.co.uk>
Cc: Andrew Woolley <a.woolley@gmatrust.co.uk>
Subject: Manchester Communication Academy CDN/25/0443

Neil

Discharge of conditions 9 (RAMS), 20a (ground conditions), 22 (drainage) and 23 (HMMP) attached to planning permission referenced 141465/FO/2024

**Manchester Communication Academy
CDN/25/0443**

Please find attached, the consultation response from Flood Risk Management, with respect to condition 22. Please submit the outstanding information requested, within 14 days of this e-mail.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
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