

DUE TUES 29 APRIL- CDN/25/0202- 55 Slack Road

Discharge of conditions 4 (noise) 7 (ground conditions), 9 (CMP) and 11 (drainage) attached to planning permission referenced 134434/FO/2022

4 (noise)

EH comments:

The submitted NoiseAir Noise Impact Assessment Report, ref. P6558-R1-V1, dated 23rd July 2023, is the same as that submitted for CDN/23/0779 and I provide below the comments we previously provided on that report (my email of 21/02/2024):

The conclusions and recommendations of the submitted NoiseAir Noise Impact Assessment Report, Ref: P6558-R1-V1, dated 23rd July 2023, are accepted, namely that the following acoustic glazing and trickle ventilators are proposed:

- Glazing 38 dB Rw+Ctr
- Trickle Ventilators 38 dB Dne,w+Ctr

The proposed scheme satisfies part a) of condition 4, however verification is required for part b) in order to fully discharge the condition.

Are you looking to discharge both part A and B of the condition? Or just part a?

7 (ground conditions)

EH comments:

The findings and recommendations of the submitted Demeter Environmental Phase II Site Investigation Report, ref 24-03-09 Revision 0, dated December 2024, are generally accepted (Amber 1 ground gas protection measures to be installed), however, the conclusion that the site soils are suitable for use is accepted only on a chemical basis. The site soils are stated to consist mainly of Made Ground and therefore possibly do not provide a suitable growing medium. The developer's consultants should refer to MCC's guidance for further information on suitable soil depths for vegetation types, and testing requirements for imported materials, and the proposals should be included within a Remediation Strategy (referred to in the report as a Phase IIIa Implementation Plan) together with details of the proposed gas protection measures.

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Part a) of condition 7 requires the approval of the Remediation Strategy, and part b) of the condition requires the approval of a Completion/Verification Report, therefore neither part can currently be recommended for discharge.

9 (CMP)

EH comments:

The revised CMP dated Jun24 is acceptable and we would have no objection to the discharge of this condition.

Highway Services comments:

In regard to Condition 9 (CMP) a Construction Management Plan has been submitted.

The CMP confirms that access/egress will be from Slack Road. Loading and unloading of plant and materials will take place within the boundary of the site. The CMP notes that HGV/lorry movements will be considered to ensure safe access/egress and reversing. It is requested that swept path analysis of the largest expected vehicle is provided to demonstrate how the vehicle will access/egress the site.

The CMP notes that a banksman will be in place for reversing vehicles. It is noted that if there is any temporary disruptions to Slack Road than appropriate traffic management will be in place. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

The following details are requested:

- o A Traffic Management Plan is requested
- o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within the site.
- o Arrangements for the turning of vehicles.
- o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available.
- o Any necessary temporary traffic management measures;.
- o Measures to protect vulnerable road users (cyclists and pedestrians).

Waste management will be in place.

Dust management will be in place.

The information is currently insufficient to allow us to recommend the discharge of the condition from a Highways perspective

11 (drainage)

FRM comments:

Condition number	11
Decision Notice	134434/FO/2022

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
A finalised drainage layout showing all components, outfalls, levels, finished floor levels, and connectivity.	Y	Y	
Permeable surfacing of driveways >5m2 where feasible, in-line with government guidance.	N	N	Permeable surfacing not considered in the submission, please provide this information.
Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.	N	N	Applicant is proposing to connect foul and surface water into existing public sewers, no agreement from United Utilities has been submitted, please provide agreement.

% Complete submission:	33%
% At approvable standard:	33%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	Further information required (as detailed above).
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