
Plan ref: 136412 (CDN/25/0063) condition 4, 5 & 6

From Lisa Jones <lisa.jones3@manchester.gov.uk>

Date Mon 17/02/2025 12:43

To Ian Jarvis <ian.jarvis@manchester.gov.uk>

Hi Ian,

Condition 5a can be discharged.

The hours set out in the submitted CMP (condition 6) are not in line with MCCs permitted hours for construction sites. This must be amended to the following:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Condition 4 cannot yet be discharged as the applicant has not provided a remediation strategy but a site investigation summary. The applicant has not submitted the data sheet for the proposed gas membrane but the submitted drawing suggests that the Cordek Puraflex Membrane will be installed, this membrane is to protect against VOCs and radon which is not sufficient. The membrane should protect against carbon dioxide and methane. In addition, the applicant must confirm criteria for soil imported to site, in line with the appropriate guidance. The applicant must also confirm if a membrane will be installed in gardens beneath the clean topsoil. The validation methods should also be set out in the remediation strategy, the applicant needs to provide more details before this part of the condition can be discharged.

Kind regards

Lisa Jones
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