
RE: 3764_MCC_1468 Ashton Old Road, Openshaw_Condition Discharge CDN/24/1158 Information Request

From David Middleton <david.middleton@carleydaines.co.uk>

Date Fri 1/31/2025 15:55

To Amy Greenwood - BTP Architects <amy@btparchitects.co.uk>; Carl Glennon <carl.glennon@manchester.gov.uk>

Cc Martin Bannerman <Martin.Bannerman@jamiesoncontracting.co.uk>

 2 attachments (3 MB)

23-B-13881 Phase 3 Remediation Statement Revision A.pdf; 13881 1468 Ashton Old Road Addendum Gas Report Revision A.pdf;

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Carl

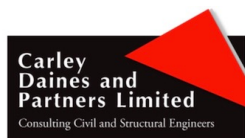
Hope you are well.

Please see our updated remediation strategy and gas monitoring results in response to point 1.2.

David

Regards

**David Middleton BEng(Hons) CEng MStructE
Principal**



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Consulting Engineers

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From: Amy Greenwood - BTP Architects <amy@btparchitects.co.uk>

Sent: 27 January 2025 14:41

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Cc: Martin Bannerman <Martin.Bannerman@jamiesoncontracting.co.uk>; David Middleton <david.middleton@carleydaines.co.uk>

Subject: 3764_MCC_1468 Ashton Old Road, Openshaw_Condition Discharge CDN/24/1158 Information Request

Importance: High

Good afternoon, Carl,

I have reviewed the requested information and forwarded it to the relevant parties.

Your original email sent on the 15th gave today's date as the deadline for submitting further details. I appreciate this then gave you a week to review the information to determine the application by 03/02/25.

We will of course endeavour to get the information you need as soon as possible.

Condition No 3: Material Samples

There doesn't appear to be a request for any further information, samples, or specifications of the external materials. The contractor can secure the required quantity of the specified bricks for the project so if this could be confirmed, it would be much appreciated.

Condition 10: Surface Water Drainage

Please find the engineers information in the attached email. I had sent it to the general planning email address on the 15/01/25.

Kind regards

Amy Greenwood

Architectural Assistant

BA (Hons), B.Arch



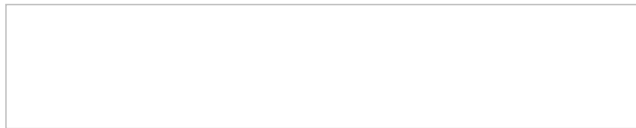
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From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: 27 January 2025 11:28

To: Amy Greenwood - BTP Architects <amy@btparchitects.co.uk>; amy@bernardtaylor.co.uk

Subject: 3764_MCC_1468 Ashton Old Road, Openshaw_Condition Discharge CDN/24/1158 Information Request

Hello Amy,

In reviewing records, it appears that the following email was not delivered. I apologise for this.

The discharge of condition request will need to be determined by 3 February 2025.

A substantial amount of information is will be required if a positive decision id to be issued, particularly with regard to land contamination and drainage.

If you wish to provide additional details, please do so. However, there may be insufficient time for the assessment of these details within the required timescale.

I look forward to hearing from you.

Regards,
Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
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Floor 6 Town Hall Extension,
PO Box 532,
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M60 2LA.
Tel: 0161 234 4530
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Mobile: 07814 086043

From: Carl Glennon <carl.glennon@manchester.gov.uk>
Sent: 15 January 2025 17:24
To: info@btparchitect.co.uk <info@btparchitect.co.uk>; amy@btparchitect.co.uk <amy@btparchitect.co.uk>
Subject: Condition discharge request - CDN/24/1158 - 1468 Ashton Old Road Manchester M11 1HH

Hello Amy,

I write regarding the above discharge of condition request and to advise you of the following consultation responses.

1. Environmental Health

1.1 Condition 5 (Waste management) -Please confirm the arrangements for transferring bins to and from the collection point.

1.2 Condition 6a (Ground conditions)

1.2.1 The following documents have been assessed:

i. Carley Daines & Partners Phase 1 & Phase 2 investigation, Ref. 23-B-13881/1468 Ashton Old Road Rev'0', dated 16th October 2023

ii. Carley Daines & Partners Phase 3 Remediation Statement, Ref. 23-B-13881/1468 Ashton Old Road Revision '0', dated 12th November 2024

1.2.2 Phase 2 investigation: Results from samples of material from depths / thicknesses such as 0.20-1.00mbgl are not generally considered appropriate for human health risk assessment. However, the low potential for contamination is accepted on the understanding, as proposed, that a watching brief will be undertaken during implementation of groundworks.

1.2.3 The Remediation Statement (RS) refers to the Phase 1 & Phase 2 investigation dated 16th August 2023 and should be amended to reference the submitted version dated 16th October 2023.

1.2.4 Whilst the proposed nominal thickness of clean inert material to a depth of 300 mm is accepted, confirm of the provision of a suitable growing medium with minimum 150 mm topsoil should be provided.

1.2.5 The referenced Ground gas monitoring Addendum Report dated 23rd February 2024 must be submitted for review and should include calibration certification for the ground gas meter for the monitoring period.

1.2.6 Notwithstanding point 1.2.5 regarding the outstanding ground gas report, comprehensive details of proposed gas protection measures should be set out within the RS rather than stating attained level, e.g., Amber 1.

1.2.7 United Utilities approval of water supply pipework materials will be required as part of validation report to be submitted for discharge in response to Part B of condition 6.

1.2.8 The proposed contents of the Validation Report in the RS should be updated with additional relevant contents as listed in the Councils guidance

(Appendix A Checklist outlining the information required in support of a planning application - Verification Report (post completion)), including watching brief update / confirmation of no changes from the original remediation strategy, waste transfer notes etc.)

The above issues with need to be addressed to allow the positive discharge of condition 6a.

1.3 Condition 7a (Noise)

1.3.1 The Lighthouse Acoustics Acoustic Planning Report, Ref. 1329/APR1, dated 4 December 2024, concludes that summer cooling ventilation is required in addition to background ventilation. Furthermore, once details for the proposed mechanical ventilation systems are known, a further assessment should be undertaken to determine whether any additional attenuation measures are required.

1.3.2 In the absence of the above details the positive discharge of condition 7a cannot be recommended.

1.4 Condition 8 (Clean air intake)

1.4.1 The Miller Goodall Air Quality Appraisal conclusion that a clean air intake system is not required is accepted. No objection to the full discharge of condition 8.

1.5 Condition 9 (EV charging)

1.5.1 No objection to the discharge of condition 9.

1.6 Condition 12 (Construction management plan)

1.6.1 The submitted Jamieson Contracting CEMP (unreferenced) appears to be a draft version and is not dated. The final version of the DEMP should be submitted.

The following amendments are also requested:

i. Proposed Saturday site working start time amended to 08:30 hours.

ii. Site contact details to be displayed on perimeter fencing/hoarding for the general public's use.

The requested information is required before the positive discharge of condition 12 can be recommended.

2. Highways

2.1 Condition 5 (Waste management)

2.1.1 The discharge of condition 5 is recommended based on the submitted details.

2.2 Condition 9 (EV charging)

2.2.1 The discharge of condition 9 is recommended based on the submitted details.

2.3 Condition 11 (Cycle Storage)

2.3.1 The discharge of condition 11 is recommended based on the submitted details.

2.4 Condition 12 (CMP)

2.4.1 The CMP confirms that a Traffic Management Plan (TMP) will be implemented and it should be submitted for consideration as part of the CMP It is requested. The TMP should include a detailed plan of access points, hoarding, waste collection, signage details, parking locations.

2.4.2 An updated CMP is requested incorporating the be produced and include the following details:

- i. Details of wheel washing
- ii. Management of deliveries to ensure no impact on the highway network
- iii. Details of traffic marshalling arrangements
- v. Confirmation that no vehicles will reverse to/from the site
- vi. Location of the waste storage point and waste collection point.
- vii. Routing of the delivery vehicles on the highway network.
- viii. Where relevant swept path analysis of largest anticipated vehicle.
- ix. Parking for construction workers

The above information is required to facilitate the discharge of condition 12.

2.4.3 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](mailto:highwaylicences@manchester.gov.uk).

3. Local Lead Flood Authority

3.1 Condition 10 (Drainage)

3.1.1 In the absence of the information set out below the positive discharge of condition 10 cannot be recommended.

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.	N	N	standard comment: The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts. No drainage information provided.

% Complete submission:	0 %
% At approvable standard:	0 %
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	Refusal.
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The above discharge of condition request needs to be determined by 5 February 2025.

A significant amount of information needs to be submitted and assessed.

If you wish to submit further details please do so by 27 January 2025. After this date it will be necessary to proceed with the determination of the application.

I look forward to hearing from you.

Regards,

Carl

Carl Glennon

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