
Re: Plan ref: 136412 (CDN/25/0063) condition 4, 5 & 6 - email 1 of 2

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

Date Fri 11/04/2025 15:34

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

Hi Ian,

I have looked at this again now that I have got my head around what is required for each application and discharge application.

The CMP (condition 6) for application ref CDN/25/0063 can be discharged.

The Phase I and Phase II reports for condition 4 of CDN/25/0063 are sufficient but, as previously advised, the information submitted with regard to the gas membrane is not as the proposed membrane is not appropriate. The drawings submitted show a membrane which is not suitable (Cordek Puraflex Membrane), this membrane is to protect against VOCs and radon which is not sufficient. The membrane should protect against carbon dioxide and methane. The final remediation strategy should be submitted with details of the appropriate gas membrane to be installed.

With regard to condition 5 (acoustics) the submitted acoustic report is sufficient and the applicant will need to provide the verification report in order to discharge the full condition.

Kind regards

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Sent: 17 March 2025 12:08
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Subject: Re: Plan ref: 136412 (CDN/25/0063) condition 4, 5 & 6 - email 1 of 2

Lisa,

Thank you for your comments on this application.

The applicant has provided revised information, in relation to conditions 4 and 6, and I would be grateful for your additional comments (subsequent email to follow).

Regards

Ian Jarvis
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From: Lisa Jones <lisa.jones3@manchester.gov.uk>
Sent: 17 February 2025 12:43
To: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Subject: Plan ref: 136412 (CDN/25/0063) condition 4, 5 & 6

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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