

Katie Raw

From: Rebecca Twigg
Sent: 01 April 2025 11:13
To: Katie Raw
Subject: CDN/25/0202 | Conditions 4 (noise), 7 (ground conditions) and 9 (CMP) of 134434/FO/2022 | 55 Slack Road

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Hi Katie,

We have considered the information submitted for the above CDN application and can provide the following comments:

Condition 4 (noise)

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.

Condition 7 (ground conditions)

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.

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.

Condition 9 (CMP)

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

Regards,

Rebecca

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