
RE: CDN/21/0575 - 60-62 Clarence Road

From Karen Williamson <karen.williamson@manchester.gov.uk>

Date Tue 21/05/2024 10:54

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

Hi Ian

Based on my last comment (see below) EH need a desk study that has not been provided and therefore are still unable to comment further.

Cont land (sent 12/7/22)

We are concerned regarding potential vapour issues with the contaminants below the house. They need to risk assess against residential with plant uptake as it is plausible that residents will plant. However we have not received a desk study and therefore cannot comment further.

Thanks
Karen

Karen Williamson BSc(Hons), Ph.D
Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Telephone: 0161 234 1374/0161 234 5004
email: karen.williamson@manchester.gov.uk
website: www.manchester.gov.uk

Please note my working days are Mondays, Tuesdays and alternate Wednesdays.

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I ❤️ MCR

Please consider the environment before printing an e-mail

From: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Sent: Tuesday, May 21, 2024 10:43 AM
To: EnvH Licensing <envh.licensing@manchester.gov.uk>
Cc: Karen Williamson <karen.williamson@manchester.gov.uk>
Subject: Fw: CDN/21/0575 - 60-62 Clarence Road

Hello,

The above application is one that has remained undetermined and which we need to progress.

I refer to my email below, but can't seem to find a response. Please can you advise if this was looked at.

Regards

Ian Jarvis
Planner,
Area Team Group
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
PO Box 532
Manchester
M60 2LA
Tel: 0161 234 4079
email : ian.jarvis@manchester.gov.uk
<http://www.manchester.gov.uk>

From: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Sent: 28 November 2022 11:52
To: Karen Williamson <karen.williamson@manchester.gov.uk>
Subject: Re: CDN/21/0575 - 60-62 Clarence Road

Karen,

Thank you for your comments on this application, provided some time ago.

In response, the applicant has confirmed the following:

Condition 10 - Mechanical ventilation to be installed to all habitable rooms with windows to the front of the building

Condition 12 - Contamination Phase 2 Report attached

I would be grateful for your additional comments.

Regards

Ian Jarvis
Planner,
Development Management North
Growth and Development
Manchester City Council

Floor 6 Town Hall Extension
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PO Box 532
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From: Karen Williamson <karen.williamson@manchester.gov.uk>
Sent: 12 July 2022 11:26
To: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Subject: RE: CDN/21/0575 - 60-62 Clarence Road

Hi Ian

NSE4

When open windows exceed the noise criteria, mechanical ventilation is required. Trickle vents alone are not sufficient.

Cont land

We are concerned regarding potential vapour issues with the contaminants below the house. They need to risk assess against residential ***with*** plant uptake as it is plausible that residents will plant. However we have not received a desk study and therefore cannot comment further.

Ref
Can be discharged.

Thanks
Karen

Karen Williamson BSc(Hons), Ph.D
Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Sent: 05 July 2022 11:57
To: EnvH Licensing <envh.licensing@manchester.gov.uk>
Cc: Karen Williamson <karen.williamson@manchester.gov.uk>
Subject: Fw: CDN/21/0575 - 60-62 Clarence Road

Please see below Karen's comments, on the above application, provided some time ago.

The applicant has provided the attached documents, and I would be grateful for additional comments.

Regards

Ian Jarvis
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Development Management North
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From: Karen Williamson <karen.williamson@manchester.gov.uk>
Sent: 06 September 2021 15:20
To: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Subject: CDN/21/0575

Hi Ian

Apologies this is late.

CDN/21/0575 | Discharge of conditions 3 (CMP), 4 (Materials), 9 (Environmental Standards), 10a (Acoustic report), 11 (Waste Management Strategy), 12 (Contaminated Land) and 14 (Drainage) attached to planning permission ref: 129121/FO/2021 | 60-62 Clarence Road Manchester M13 0YF

I am in receipt of a Noise Assessment by Enviro solution dated July 2121.

Firstly EH would disagree that an open window would allow a 15dB attenuation, we would suggest 12-13dB maximum so that the window can be more generously opened. Therefore the figures stated do not meet MCC criteria.

We are in receipt of a Phase 2 SI by Enviro solution dated July 2021. Please note while this appears acceptable, we are not in receipt of the Desk Study referred to in the report. We await a Desk Study and Remediation Strategy.

CMP can be discharged

REF

I seem to be have been sent a selection of options of bin stores, I need a comprehensive waste management plans to demonstrate that each flat has their own bins which includes one bin for all waste types, and the placement of all the bins need to be shown on an external plan.

Thanks

Karen Williamson BSc(Hons), Ph.D
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Environmental Health
The Neighbourhoods Service
Growth & Neighbourhoods
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