
141661/FO/2024, land amberley drive, houses

From [REDACTED]
Date Thu 13/02/2025 16:11
To David Lawless <[REDACTED]>

Hi Dave,

(can you tell that I am off next week for half term, this is probably the 3rd response to you this afternoon!)

I have reviewed the above application and comment as follows:

1.CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

*Details of the dust mitigation measures put forward in the Air Quality Assessment should be incorporated into any CMP.

2.CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

3.NSE4(a) (Residential sound insulation)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as [premises/site]. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB L_{Aeq} (individual noise events shall not exceed 45 dB $L_{Amax,F}$ by more than 10 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB L_{Aeq}
- Gardens and terraces (daytime) 55 dB L_{Aeq}

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

*I have reviewed the Noise Impact Assessment, Braiden Acoustics, dated 24 January 2023, and a baseline noise survey was undertaken. The site has modest noise levels and standard double glazing is sufficient. Therefore this condition can be discharged.

4.REF

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

5.AIR QUALITY 2* (EVC & Boilers)

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example, boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

*I have reviewed the Air Quality Assessment by Redmore and the exposure of future residents to exceedances of the relevant AQOs is not predicted. The vehicle movements associated with the operational phase are predicted to be not significant which we accept. Therefore the developer should refer to [MCC's AQ Guidance Note](#) for EV charge point recommendations, and also [IAQM Planning guidance](#) for further information on boilers etc if relevant.

6.CLAND01

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

*I have reviewed the following documents:

- Phase 1 Desk Study and Preliminary Geo-Environmental Assessment, WML Consulting, December 2018
- Phase 2 Geo-Environmental Investigation and Assessment, WML Consulting, May 2019

Preliminary Risk Assessment

This is acceptable and Site Investigations are recommended.

Site Investigations

- 12 window sample boreholes
- 6 monitoring standpipes (ground gas and ground water)
- No visual or olfactory evidence of significant ground contamination found.
- Soils tested for a general suite of contaminants and compared to residential with homegrown produce. Elevated concentrations of mercury, lead and Dibenz(a,h) anthracene. Crocidolite (blue) asbestos fibres found.
- Ground Gas – 2 monitoring visits undertaken so far. The report puts the site into a provisional CS1 although the ground gas monitoring needs to be completed and ground gas risk assessment finalised. It is noted that some of the peak CO2 levels above 5%vv.

Therefore before part a) of the condition can be discharged the following information needs to be submitted:

- Completion of the ground gas monitoring
- Completion of the final risk assessment
- Remediation Strategy
- Copies of the calibration certificates for the gas monitoring equipment used.

Dave I think this was the site you had a letter back from the EA saying it was low priority and impact to controlled waters should be considered along with human health. The report has said 'recorded contaminants beneath the site are not considered to pose a significant risk to groundwater or to Mill Brook with no specific environmental remedial measures necessary' so I it is low risk in terms of controlled waters.

Kind regards

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Environmental Protection
Environmental Health
The Neighbourhoods Directorate
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website: www.manchester.gov.uk

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