

Ralph Taylor

From: Ralph Taylor
Sent: 26 November 2024 12:39
To: Carl Glennon
Subject: RE: Discharge of condition ref: CDN/24/0929 and s73 application ref: 141101/JO/2024 - 7 Chapel Street Manchester M19 3QB
Attachments: 00142 - E02E - Drainage Layout.pdf; 00142 - E10 - Saddle Connection Detail.pdf; 00142 - Storm Calculations - REVB.pdf; CDN_19_0040-OVERALL_ENGINEERING_LAYOUT-1079640.pdf; Phase II 2761-1a.pdf; 6170 LOGS WS1.pdf

Hi Carl,

Thanks for your email.

Please see below response provided by the Flood Engineer in response to the comments received 21 November 2024.

They have suggested if it would be helpful they could discuss these responses directly with the FRMT consultee if that would assist in expediting matters?

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	N	1. Tanks below highway are acceptable on the basis that the highway would not be adopted. Confirmation is required that internal road will not be offered for adoption. (HIGHWAYS STATEMENT from 138358/FO/2023 states that the internal road layout will not be offered for adoption by Manchester City Council). 2. Highway gullies connected directly into both attenuation tanks: this is a blockage risk of debris entering the tank systems. Applicant must demonstrate how the tank will be safeguarded from blockage by such an arrangement or alternatively revise layout. 3. Highway gullies connected into surface water system bypassing the pollution control (permeable paving): pollution control measures must be presented, as it is not mitigated by the permeable paving in pollution control section 2.5. 4. Please confirm Invert level of connection to culverted watercourse on layout (current layout suggests it may be subjected to change), to demonstrate feasible gravity connection.
Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be	N	N	Evidence of ground investigation onsite is required.

Confirmed, the highway will remain private

The layout has been updated to ensure no gullies connect to the tank. Updated layout attached

The updated layout now shows a class 1 bypass separator before outfall. Updated layout and calculation attached

We have obtained information from an adjacent development which connected to this culvert. See attached their plan, this shows that at the point of connection, the culvert is detailed as being 2.589m below ground. Using this depth at the site entrance then a gravity connection is possible.

See attached phase 2 investigation and a borehole log, this shows clay soil to 9m, therefore the use of soakaways will not be feasible. A BRE test has not been completed as clay soil do not exhibit enough infiltration for the use of soakaways

undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.			
Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.	N	N	Please see below.
Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority.	N	N	The drainage is proposed to connect into a culverted ordinary watercourse – these connections require pre-connection consent from the LLFA as per the condition clauses. 1. Please confirm if the connection has already been made. 2. If the connection has not already been made, the applicant must apply for land drainage consent here using guidance here. 3. If the connection has been made, the applicant must provide the below, and updated comment will be provided following receipt of that information: - Connection construction details, connection method statement, and survey undertaken on the culverted ordinary watercourse asset. - Line-traced CCTV condition survey report, with industry standard condition grading, with corresponding georeferenced map of the line trace, including the georeferenced connection point. This must survey the culvert asset at the point of connection to

Could this not be confirmed by yourselves as you are the LLFA as part of the condition discharge We have submitted a land drainage consent application and should this be rejected, there is an alternative in which we connect to the existing UU combined sewers. We have Spoken to UU who have confirmed that in the first instance, we need to connect to this culverted watercourse but if this is not possible then we can connect to the combined sewer as the site did in the existing situation.

No connection has been made and land drainage consent has been applied for. Given we have an alternative in the UU combined sewer, could we get a partial discharge of the condition to enable works to carry on on-site. No connection will be carried out until consent is given.

The culvert is a buried asset with no access point nearby so a CCTV cannot be carried out. We could expose the culvert but this would require a road closure and avoid abortive works we would want to make the connection at this point, which we can't do without consent.

In terms of the approach to the applications, we would ideally want to agree extensions of time to allow the drainage and contamination matters to be agreed without requiring the submission of further applications. Is this please something that can be considered in the circumstances and given how quickly responses back to the comments have been provided?

Many thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

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

Sent: 25 November 2024 13:02

To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Subject: Re: Discharge of condition ref: CDN/24/0929 and s73 application ref: 141101/JO/2024 - 7 Chapel Street Manchester M19 3QB

Hello Ralph,

I write further to my email of 21 November 2024.

As discussed, the s73 application ref: 141101/JO/2024, is due to be determined on 3 December 2024. It does not appear that there will be sufficient time for the required information to be submitted and assessed. The LPA is therefore minded to determine application ref: 141101/JO/2024, with the previously attached condition 17 re-attached.

Regarding discharge of condition request CDN/24/0929, EHO comments on the revised remediation strategy are awaited. However, the application is due to be determined on 28 November 2024. As previously advised a split decision can be issued in relation to ref: CDN/24/0929, thereby allowing outstanding issues concerning condition 16a to be submitted as part of a new condition request. This approach would also allow the discharge of request to be related to the new planning permission granted under ref: 141101/JO/2024.

Please advise if the above approach presents any concerns.

I look forward to hearing from you.

Regards,

Carl

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From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Sent: 20 November 2024 14:38

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

Subject: RE: Discharge of condition ref: CDN/24/0929 - 7 Chapel Street Manchester M19 3QB

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Hi Carl

Thanks for providing these comments.

The comments raised are relatively minor and the contamination consultant has been able to update the document. Please see attached. They have also noted below where updates have been made in response to the comments received to make this as easy as possible to review:

‘The following proposals are accepted with a noted caveat:

CS3 gas protection measures including Visqueen Ultimate HC BLOK membrane installed by specialist company, and validation of such measures. Caveat - at least one of the installers must be experienced and qualified to NVQ Level 2 in gas protection installation. [Paragraph 4.2](#)
Watching Brief: Proposals are required to address any previously unidentified significant contamination encountered during ground works. –
[Detailed in section 3.18 onwards within the report](#)

2.2 Cover System Validation:

- a. Detailed proposals are required for in-situ validation testing of imported fill materials. For exceptions, refer to Section 6.4 of the Council's guidance. The proposed ex-situ sample testing ratios for imported materials would be acceptable for in-situ tests. [No in-situ testing is to be undertaken, all testing will be carried out prior to the material being installed see paragraphs 4.5 onwards](#)
- b. Proposed analytical suites and assessment criteria in accordance with the Council's guidance (see Section 6) are required for validation testing of imported fill materials. Soils should also constitute a suitable growing medium and be free from evidence of invasive plants etc. [Detailed in paragraph 4.9-4.10](#)
- c. The proposed random checks within gardens/landscaping areas to confirm the depth of the cover layer are not accepted; depth validations are generally required for all plots for developments of 10 properties or less (as well as any soft landscaped areas). [See paragraph 4.11](#)
- d. Verification of the geotextile membrane should be provided by photographic evidence prior to soil placement. [Paragraph 4.7](#)

2.3 Proposed contents of Site Completion/Verification Report: The list of verification actions provided (Gas Membrane, Installation of Services, Clean Cover verification) is not comprehensive and should be in accordance with the Council's guidance (see Appendix A - 'Checklist outlining the information required in support of a planning application'). [Section 5 of the report](#)

Given the relatively minor nature of the comments we would request that Environmental Health are reconsulted as part of the current application. This will avoid additional unnecessary admin work associated with submitting and progressing a further condition discharge application and crucially for the applicant and his contractors will mean works can start back on site asap (once other pre-commencement conditions have also been discharged). We hope that this approach will be acceptable.

Kind regards

Ralph

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Associate Director

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

Sent: 19 November 2024 11:38

To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Subject: Discharge of condition ref: CDN/24/0929 - 7 Chapel Street Manchester M19 3QB

Hello Ralph,

The following further comments have been received from Environmental Health.

It appears that a number of issues will need to be addressed before condition 16A can be discharged and there will be insufficient time for the details to be submitted and assessed before the expiry of the determination date of 28 November 2024.

It may be necessary to issue a split decision, with outstanding issues relating to condition 16 A being addressed through a new discharge request.

Please advise how your client wishes to proceed.

Regards,

Carl

Environmental Health comments

'We can provide the following comments regarding the Martin Environmental Solutions Contaminated Land Remediation and Verification Plan, Report No: 2843-2 dated October 2024:

As previously requested (point 1 below), the report should confirm that at least one of the installers of the CS3 gas protection measures would be qualified to NVQ Level 2 or equivalent. We also advise that the independent verification of the gas protection measures must not be by the installer and that the verifier should have accreditation to CL:AIRE Gas Protection Verification Scheme Specialist (SGVP) or equivalent.

Proposals for a Watching Brief remain outstanding (point 2.1 below).

As per MCC's guidance previously referenced (point 2.3 below), the list of verification actions should include waste management details and records (e.g. waste transfer notes for material to be disposed of off site).

Due to the above outstanding issues, we cannot currently recommend discharge of Condition 16A.'

Environmental Health comments - Condition 16A (Contaminated land remediation) (forwarded on 25 October 2024)

1. The following proposals are accepted with a noted caveat:

CS3 gas protection measures including Visqueen Ultimate HC BLOK membrane installed by specialist company, and validation of such measures.
Caveat - at least one of the installers must be experienced and qualified to NVQ Level 2 in gas protection installation.

MDPE barrier pipework for mains water supply pipes.

2. The following items remain outstanding:

2.1 Watching Brief: Proposals are required to address any previously unidentified significant contamination encountered during ground works.

2.2 Cover System Validation:

a. Detailed proposals are required for in-situ validation testing of imported fill materials. For exceptions, refer to Section 6.4 of the Council's guidance. The proposed ex-situ sample testing ratios for imported materials would be acceptable for in-situ tests.

b. Proposed analytical suites and assessment criteria in accordance with the Council's guidance (see Section 6) are required for validation testing of imported fill materials. Soils should also constitute a suitable growing medium and be free from evidence of invasive plants etc.

c. The proposed random checks within gardens/landscaping areas to confirm the depth of the cover layer are not accepted; depth validations are generally required for all plots for developments of 10 properties or less (as well as any soft landscaped areas).

d. Verification of the geotextile membrane should be provided by photographic evidence prior to soil placement.

2.3 Proposed contents of Site Completion/Verification Report: The list of verification actions provided (Gas Membrane, Installation of Services, Clean Cover verification) is not comprehensive and should be in accordance with the Council's guidance (see Appendix A - 'Checklist outlining the information required in support of a planning application').

Due to the above outstanding issues, Environmental Health cannot currently recommend discharge of Condition 16A. Furthermore, prior to the submission of further reports for our review we would request that confirmation is provided by the applicant's consultants to the LPA that the Council's guidance has been followed where appropriate, and justification provided for any omission or deviation.

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