

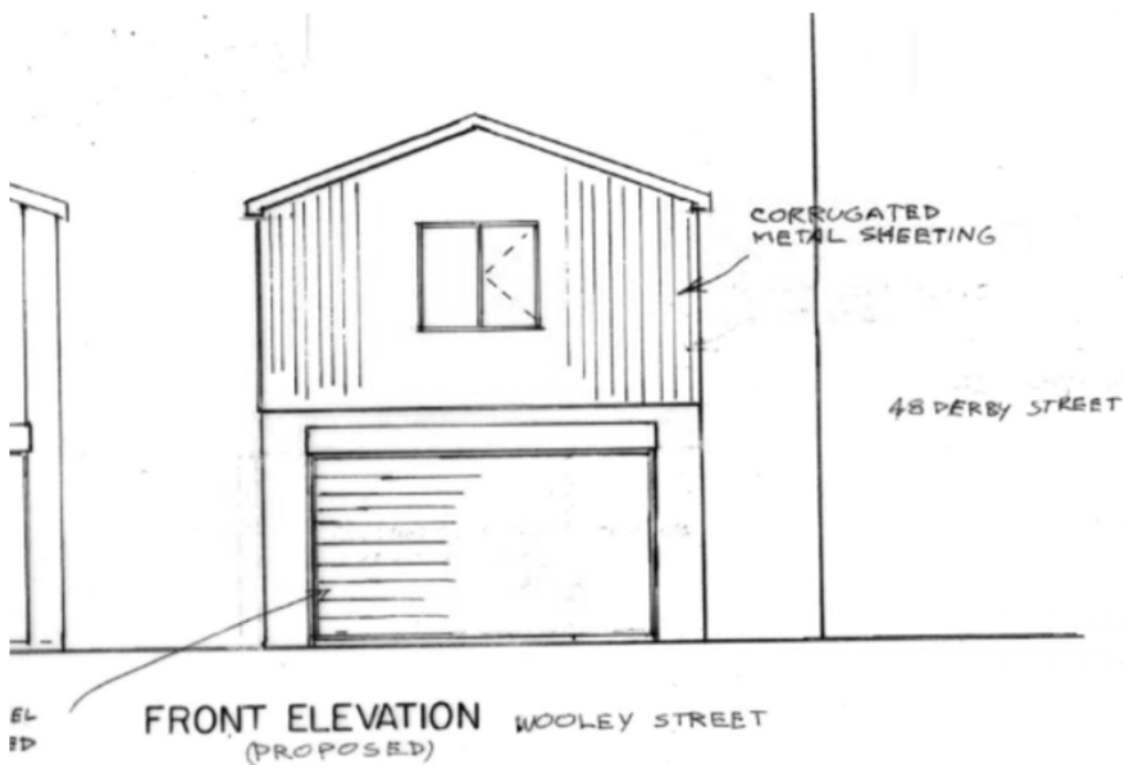
CDN/24/0629- Unit A

Discharge of conditions 3 (materials), 4 (servicing strategy), 5 (construction method statement), 8 (external equipment), 9 (contamination), 10 (cycle parking) and 11 (security measures) attached to planning permission 136035/FO/2023

3 (materials)

Mr Farooq please clarify. The approved drawings show the use of corrugated metal sheeting, however the materials listed only specified red brick.

Please clarify the external wall materials to be used?



4 (servicing strategy)

Highways comments – 31/7- The submitted Servicing Strategy is considered acceptable by Highways. Highways therefore recommend that the condition can be discharged.

5 (construction method statement)

EH comments- 29/7-

I have reviewed the BDS construction management plan dated May 24 and based on the proposed development size and location I can accept much of the content. However, we will require a little more information regarding dust control to include how this will be monitored to ensure dust emissions have not escaped from the site to the wider environment and neighbouring sites especially during any periods of windy conditions, details of how frequently it will be monitored, confirmation monitoring will be recorded and details of what action taken where it is found dust has escaped the site.

We will need a complaints and consultation section including too which should set out how neighbours / stakeholders will be consulted prior to the work starting and details of consultation and engagement throughout the work, especially during any noisier or more intrusive work that may lead to an impact to surrounding premises. Details of how complaints will be received, who is responsible and Confirmation that any complaints will be recorded including details of action taken and confirmation that complaint will be responded to within 12 hours.

I can accept the proposed hours of 08:00 to 18:00 Monday to Friday.

Highways comments – 31/7- The submitted Construction Method Statement is considered acceptable in principle. Any external Traffic Management or Temporary Traffic Regulation Orders would need to be agreed with Highways Network Management and Licensing prior to implementation.

The applicant should also be advised that any requirements for licensing, hoarding / scaffolding, skips or temporary vehicular access will also need to be agreed with the Highways Network Management and Licensing teams via Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk. Highways recommend that the condition can be discharged.

8 (external equipment)

EH comments- 29/7- Nothing has been submitted to address this condition.

Noted there is no external plant / equipment to be installed.

9 (contamination)

EH comments- 29/7-

The Martin Environmental Services Phase 1 desk top study has been revised dated May 2024 to include the correct address in the summary which we can accept.

The Phase I report still includes recommendations that basic ground gas protection measures are installed but doesn't mention details of ground gas monitoring which will be required.

I have reviewed the Martin Environmental Solutions phase II intrusive ground investigation and I have the following comments:

1. Elevated PAH have been found in trial pits 1 and 3 along with an odour in TP1. It has been recommended that these locations are excavated and removed and building services to be laid in trenches and backfilled with clean material. It has been recommended that a barrier pipe be installed.
2. We will require a UK water supplier risk assessment submitting to confirm the actual supply pipe required.
3. A remediation strategy will need to be submitted to expand on the recommendations in the phase II report which should include comment and recommendations to address the following points.
4. Comment and recommendations will be required with regard to any contaminated excavated soils to confirm how this material will be managed and stored once removed prior to disposal to prevent cross contamination or accidental re-use such as removed and placed on membrane, covered, delineated etc.
5. Once removed, details of further testing of the base and the sides of the excavated area will be required to ensure the contamination has been removed. Comment and recommendations regarding this should be included in the remediation strategy and details of how this will be validated should also be provided.
6. Details of how clean material will be tested and validated will be required.
7. Further details of the service trench should be included such as depth, location, diagram and details of the material to be used and details of how this will be validated.
8. We will need ground gas monitoring to take place on site and a ground gas risk assessment submitting based on the result of the monitoring. The phase II report will need to be updated once the ground gas monitoring has been completed and any remediation required including in the remediation strategy.

10 (cycle parking)

Highways comments- 31/7- Plans show the provision of a sheltered cycle stand with provision for up to 4 bicycles located to the rear of the site. The cycle stand is not lockable/secure, however Highways would consider this to be acceptable should access to the rear yard to fully secured. On this basis, Highways recommend that the condition can be discharged.

^Mr Farooq- please confirm if the bikes are to be stored in a fully secure rear yard area. Please provide a block plan showing these details.

11 (security measures)

20/7- GMP happy with the information provided and have no further comments.