
CDN/24/0754 | Discharge of conditions 3 (materials), 4 (SBD), 8 (noise), 11,(EV), 14 (bio diversity enhancement), 16 (ground conditions), 17 (drainage), 18 (environmental standards) and 19 (CMP) attached to planning permission referenced 139487/JO/2024 |

From Sharon McAndrew <sharon.mcandrew@manchester.gov.uk>

Date Thu 12/09/2024 09:05

To David Lawless <david.lawless@manchester.gov.uk>

Hi David

Please see the below comments regarding the above condition discharge application.

Conditions 3 (materials), 4 (SBD), 14 (bio diversity enhancement), 17 (drainage), 18 (environmental standards) - No comments

Condition 8 (noise) - The dBx acoustics report reference 24056-R01-SF dated 19 / 7/ 24 does not demonstrate compliance with the MCC noise criteria. The report has used the noise levels in the AVO guidance to demonstrate that the development can be constructed and use the windows for ventilation as opposed to mechanical ventilation. The AVO noise guidelines are considerably higher than the levels stipulated in the MCC Noise and Planning Guidance. The report clearly shows that some form of mechanical ventilation will be required to ensure that future residents of the development are protected from noise. This can not be discharged.

Condition 11 (EV) - This is acceptable and can be discharged.

Condition 16 (ground conditions) - Most of the appendices for the Preliminary Risk Assessment are missing. I will need to see these.

Condition 19 (CMP) - The working hours for Saturdays need to be brought in line with the MCC approved working hours. There is very little detail on how noise and dust from the site will be controlled. A more comprehensive plan is needed.

Kind regards

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