

Ellie Knowles

From: Graeme Souter
Sent: 20 August 2024 11:33
To: Ellie Knowles
Subject: RE: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ellie

Looking at it , It looks like the information submitted to date is sufficient to discharge part a) of the condition. We would need the validation and completion report to discharge part b) and fully complete the condition.

Hope this helps

Kind regards

Graeme

Graeme Souter

Environmental Protection
Environmental Health
The Neighbourhoods Service
Neighbourhoods Directorate
Manchester City Council
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Manchester
M18 8EQ

External: 0161 234 5004

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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: Tuesday, August 20, 2024 11:00 AM
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Subject: FW: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Hi Graham,

In Lisa's absence can you please assist on the following Contaminated Land matter? The CDN is due this Thursday.

Lisa has confirmed that submitted details are acceptable, subject to submission of validation and completion report when available to fully discharge the condition.

Does this mean EH are happy to support split condition discharge of condition 7 of 133721/FO/2022? Which reads as follows:

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 within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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 in each phase 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 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. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 133721/FO/2022 Pursuant to policies DM1 and EN18 of the Core Strategy.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Lisa Jones <lisa.jones3@manchester.gov.uk>
Sent: Friday, August 16, 2024 3:27 PM
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Subject: Re: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Hi Ellie,

The updated information is now fine. We will need to see the validation and completion report when available, before the full condition can be discharged.

Kind regards

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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Internal: 31372

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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: 15 August 2024 15:29
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Subject: RE: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Hi Lisa,

Can EH please provide a response on CDN/24/0578? See thread below. The determination date is next Thursday 22nd.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team

Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

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Email: ellie.knowles@manchester.gov.uk
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From: Ellie Knowles
Sent: Wednesday, July 31, 2024 11:09 AM
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Subject: FW: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Hi Lisa,

Please see below from the agent, in response to your email 26/7/24.

Is this considered sufficient to discharge condition 7 (Contaminated Land) attached to planning permission 133721/FO/2022?

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 6633
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From: hidayatullah hatami <info@oryastudios.co.uk>
Sent: Wednesday, July 31, 2024 11:06 AM
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Cc: Admin Mkenny Properties <admin@mkennyproperties.com>; Oseni Musa <oseni.musa@mkennyproperties.com>
Subject: RE: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

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Hi Ellie,

I've just been informed the previous emailed attachment was not an amended report.

Rather, the consultant has referred us to Page 9 of the report which I have attached. I have also highlighted the relevant paragraph in yellow.

He has explained that, the clean cover system is made of a 100mm granular capillary break and a 500mm layer of inert material. This system should suffice as a 600mm clean cover system like the LPA request.

Please do let us know if any further information will be required.

We look forward to receiving the approval letter soon.

Kind Regards,

Hatami

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From: hidayatullah hatami

Sent: 31 July 2024 11:02

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: Admin Mkenny Properties <admin@mkennyproperties.com>; Oseni Musa <oseni.musa@mkennyproperties.com>

Subject: CDN/24/0578 - 0040 - Land at Brendon Avenue, Manchester, M40 9DN

Dear Ellie,

Following your below email, please find attached the amended site investigation and remediation which has now addressed your comments.

Please do let us know if any further information will be required.

We look forward to receiving the approval letter soon.

Kind Regards,

Hatami

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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Sent: 29 July 2024 09:41

To: hidayatullah hatami <info@oryastudios.co.uk>

Subject: CDN/24/0578 - Land At Brendon Avenue

Good morning Oseni,

I write in connection to the discharge of Condition application, no. 7 (Contaminated Land) attached to planning permission 133721/FO/2022.

The submitted information (Phase 2 & Phase 3 Environmental & Remediation Report) has been considered by MCC Environmental Health and is not sufficient to discharge condition 7.

The proposed clean capping layer of 500mm in new landscaped areas is insufficient. A minimum of 600mm clean cover must be provided.

In order to remedy this, the Phase 2/3 report should be updated to reflect the 600mm clean cover required and revised report resubmitted to the LPA.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

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