

Rebecca Sowerbutts

From: Isla Brady
Sent: 22 August 2023 15:33
To: Sue Wills
Cc: Julie Connelly
Subject: FW: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane
Attachments: Countryside Properties (Northern) Ltd - Kirkmanshulme Lane, Gorton - Sound Validation Test Report July 2023.pdf; Countryside Properties (UK) Ltd - Kirkmanshulme Lane, Gorton - Sound Validation Test Report.pdf

Sue

Further to our discussions I wanted to set out strategy for the noise monitoring at Belle Vue. As you are aware, a testing regime was agreed between my colleagues and your Environmental Health Officer. The agreed plots were as below:

Plot No	Daytime validation tests	Night time validation tests	Comments
242	Kitchen / living room and bedroom overlooking Kirkmanshulme Lane	Bedroom overlooking Kirkmanshulme Lane	Kirk Ln only - ok
222	Kitchen / living room and bedroom overlooking Kirkmanshulme Lane	Bedroom overlooking Kirkmanshulme Lane	Kirk Ln & 3 doors from last plot adjacent to pitches/speedway - ok
205	Kitchen / living room and bedroom facing towards speedway	Bedroom facing towards speedway	adjacent to pitches/speedway - ok
198	Kitchen / living room and bedroom facing towards Kirkmanshulme Lane	Bedroom facing towards Kirkmanshulme Lane	SW corner - facing Stanley Gv not Kirk Ln
014 (ground floor apartment)	Kitchen / living room and bedroom overlooking Mount Road	Bedroom overlooking Mount Road	Is this Block 1, units 6-81, on corner of Kirk Ln/Mount Rd?
042 (first floor apartment)	Kitchen / living room overlooking Mount Road and Kirkmanshulme Lane and bedroom overlooking Kirkmanshulme Lane	Bedroom overlooking Kirkmanshulme Lane	as above - Block 1?
038 (second floor apartment)	Kitchen / living room and bedroom overlooking Kirkmanshulme Lane	Bedroom overlooking Kirkmanshulme Lane	as above - Block 1?

It has not been possible to test the exact plots as set out above due to the seasonality of the speedway and our build programme, in addition to factors such as the inclement weather, which has meant that we have had to test plots as close to the above chosen plots as possible.

Tested to date are the plots listed below and the associated noise reports are attached to this email:

- Plot 210 was chosen for use, with it being on the boundary with the Speedway and the closest available plot to plot 205 (part of the original schedule),
- Plot 163, with it having a partial line of sight to the boundary with the Speedway.
- Plot 202 was chosen for use, with it being very close to the boundary with the Speedway, and
- Plot 189, with it being a 2.5 storey property and the master bedroom being contained within the apex of the roof.

In addition, Plot 222 is programmed to be tested on Friday September 8th to coincide with the end of the Speedway season. This plot was one identified in the table above.

I would note the apartments have not yet been built and therefore these will need to be tested in the future but we hope the above testing and scheduled testing in a fortnight would allow the condition to be part discharged.

We would be grateful if you could confirm with your EHO that the above testing regime and associated reports covering those plots already tested are acceptable. We would anticipate the associated report for the testing of Plot 22 would be available within a week or so of the testing being undertaken.

Hope the above is clear but do let me know if you require anything further from us.

Thanks
Isla

Isla Brady BSc (Hons) MCD MRTPI
Senior Planner

Please note my working hours are 9am to 4.30pm Monday to Friday

Mobile: 07920560711

Countryside Partnerships, Manchester & Cheshire East
301 Bridgewater Place | Birchwood Park |
Warrington | WA3 6XG | 01925 248900

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From: Sue Wills <sue.wills@manchester.gov.uk>
Sent: Wednesday, August 9, 2023 3:12 PM
To: Isla Brady <isla.brady@countrysidepartnerships.com>
Subject: Re: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane

NOTE: Email originated outside of Vistry Group.

Dear Isla ,
I can confirm the time extension has been actioned as requested.

Kind regards,

Sue Wills
Principal Planner
Development Management Areas
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA
External Tel: 0161 234 4524
Internal extension 34524
Mobile 07788978633
Email: sue.wills@manchester.gov.uk
<http://www.manchester.gov.uk>

From: Isla Brady <isla.brady@countrysidepartnerships.com>
Sent: 09 August 2023 15:05
To: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane

Hi Sue

Thanks for your time on the phone.

As discussed, please can we agree an extension of time for 2 weeks and I will send you a formal email update early next week.

Thanks

Isla

Isla Brady BSc (Hons) MCD MRTPI
Senior Planner

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From: Sue Wills <sue.wills@manchester.gov.uk>

Sent: Tuesday, August 8, 2023 3:07 PM

To: Isla Brady <isla.brady@countrysidepartnerships.com>

Subject: Re: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane

NOTE: Email originated outside of Vistry Group.

Dear Isla,

I do not appear to have received an update from you regarding the outstanding information need to progress condition 22b to determination, from your email received on 11th July 2023. Please can you advise how you wish to proceed, as the determination date for the above application is today.

Kind regards,

Sue Wills
Principal Planner
Development Management Areas
Planning
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From: Isla Brady <isla.brady@countrysidepartnerships.com>
Sent: 11 July 2023 13:22
To: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane

Sue

Thanks for your email. I will review with my Technical colleagues and come back to you as soon as possible

Regards
Isla

Isla Brady BSc (Hons) MCD MRTPI
Senior Planner

Please note my working hours are 9am to 4.30pm Monday to Friday

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From: Sue Wills <sue.wills@manchester.gov.uk>
Sent: Tuesday, July 11, 2023 11:56 AM
To: Isla Brady <isla.brady@countrysidepartnerships.com>
Subject: CDN/23/0385- Belle Vue Greyhound Stadium Kirkmanshulme Lane

NOTE: Email originated outside of Vistry Group.

Discharge of condition 22b (noise verification) attached to planning permission referenced 122160/FO/2018

Dear Isla,

I have recently received comments from Environmental Health officers in regard to the information submitted with a view to discharging condition no.22b.

They have considered the information submitted for the above CDN application and advise that they cannot currently recommend that condition 22b be discharged.

The submitted S. & D. Garritt Ltd Sound Validation Test Report, dated 9th June 2023 (no report ref.), does not include validation testing for any of the properties initially agreed, and the properties that have been tested do not include any of those considered most sensitive (plots 204-213).

In addition, the report does not include validation of the apartments ("*test plots in apartments to be confirmed*"), and the condition cannot be fully discharged until this work is also completed.

In view of the comments condition no.22b cannot be discharged . Please advise how you wish to proceed.

Kind regards,

Sue Wills
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Development Management Areas
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