

RE: Quick Query Re: CDN/24/0139, 128911/FO/2020, 32-34 laystall street/ land off pigeon street C21 con land

Sue Jones <sue.jones@manchester.gov.uk>

Wed 27/03/2024 16:38

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Hi Angela,

Yes it can be discharged, and awaiting validation if the new build residential addition is covered elsewhere.

Kind regards

Sue

Sue Jones
Neighbourhood Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
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M18 8EQ

External Tel: 0161 234 5004

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From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: Wednesday, March 27, 2024 4:35 PM

To: Sue Jones <sue.jones@manchester.gov.uk>

Subject: Quick Query Re: CDN/24/0139, 128911/FO/2020, 32-34 laystall street/ land off pigeon street C21 con land

Hi Sue

There is a separate planning condition for the SI on (138243/FO/2023) so this sign off will only relate to the parts of the site covered by this application. On that basis can I sign this off subject to verification?

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651

Tel (Internal) 34651

email angela.leckie@manchester.gov.uk

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 18th March to 26th March

From: Sue Jones <sue.jones@manchester.gov.uk>

Sent: 21 March 2024 10:46

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: CDN/24/0139, 128911/FO/2020, 32-34 laystall street/ land off pigeon street C21 con land

Hi Angela,

Condition 21 Contaminated land (changes to design and no longer excavating the whole site).

I have reviewed the addendum report and vapour risk assessment for the site and the radon mapping shows the SE corner of the site is in an area where between 5% and 10% of homes are above the Radon Action Level, therefore basic radon protection measures will need to be incorporated into any proposed new dwellings. A Radon Membrane, with minimum thickness of 0.4mm thick (1600 gauge) will be installed and validation required.

For the vapour risk they have calculated SSVs for vapour risks based on a 0-6 year old female child and concluded there will be no vapour risks, so no further upgrade to the membrane is required which is acceptable.

With the once office space now proposed as residential, (138244/LO/2023) we are still awaiting the additional SI for this area and I am not sure whether they are going to include under this planning application (as it covers the whole site) or in the separate application number given.

Kind regards

Sue

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