

## Fw: Uploading of information CDN/23/0221 - Bradford Road Gas Holder

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

Thu 06/07/2023 11:42

To: Planning <Planning@manchester.gov.uk>

 3 attachments (6 MB)

Bradford Road EHO Response.pdf; CDN/23/0221 \_ Former Bradford Road Gasworks; Bradford Road PoW Asbestos Removal.pdf;

Dear All,

please can the attached information and email be uploaded to the doc vault for CDN/23/0221.

Many thanks

Sue Wills  
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Development Management Areas  
Planning  
Growth and Development Directorate.  
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<http://www.manchester.gov.uk>

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**From:** McFeely, Roisin <Roisin.McFeely@wsp.com>

**Sent:** 06 July 2023 10:59

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

**Cc:** Graham, Rachael <Rachael.Graham@atkinsglobal.com>; Stocks, Matt <matthew.stocks@wsp.com>

**Subject:** RE: CDN/23/0221 - Bradford Road Gas Holder

Good Morning,

I hope you are well.

Please find attached responses to the attached email (Bradford Road EHO Response). I sent the asbestos report on the 28.06.23 but have reattached to this email for ease. I would be grateful if you could confirm receipt of this email and provide a response to the below. It has been pointed out to me that we aren't discharging condition 2 so I have removed this from the table below. If there is anything I can do to speed up the discharge of conditions such as contacting consultees directly to answer any queries please let me know and I will be happy to do so.

Kind Regards,



**Róisín McFeely**

*she / her*

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**From:** McFeely, Roisin

**Sent:** Wednesday, June 28, 2023 11:54 AM

**To:** sue.wills@manchester.gov.uk

**Cc:** Graham, Rachael <Rachael.Graham@atkinsglobal.com>; Stocks, Matt <matthew.stocks@wsp.com>

**Subject:** RE: CDN/23/0221 - Bradford Road Gas Holder

Hi Sue,

I'm now back from leave and picking up where Matt left off. I've made a table below with the conditions and where I believe they are at for clarity. I have added a column for your comments - can you please have a look and let me know if there are any updates on any of the conditions or any information outstanding other than what is indicated in the spreadsheet.

| Condition         | Status                                                                                                                                                                                                                                                                                                                                                            | SW comments: |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1 (Contamination) | Strategy submitted with application.<br>EA objection - RFM sent add info to SW 26.05.23<br>Further info requested as below:<br><b>-Asbestos removal plan;</b><br>This was submitted with application, but does not appear to have been uploaded to the council's website. RFM has reattached to this email.<br><b>- Verification of soil (500mm + membrane) ;</b> |              |

|                                           |                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                           | <b>- Waste transfer notes;</b><br><b>- Watching brief.</b><br>We are starting to prepare this information however it would be helpful to know exactly what they are looking for from each of the above bullets.                                                               |  |
| 3 (Finalised Asbestos Management Plan)    | AMP sent with application, no comments to date from case officer                                                                                                                                                                                                              |  |
| 4 (Finalised Demolition Method Statement) | DMS issued with application.<br>Highways objection - RFM contacted highways to clarify info. TMP sent by RFM as per comments from highways team on 01.06.23<br>EA asked for add info (they were previously sent these documents on 26.05.23) RFM resent by email on 01.06.23. |  |
| 5 (Bird Nesting Season)                   | Do not consider that this needs formal discharge as per email from Matt Stocks - waiting confirmation from LPA that they agree                                                                                                                                                |  |
| 6 (Traffic Management Plan)               | Highways objection per condition 4 - RFM contacted highways to clarify info. TMP sent by RFM as per comments from highways team on 01.06.23                                                                                                                                   |  |

Kind Regards,



**Róisín McFeely**

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**From:** Stocks, Matt <[matthew.stocks@wsp.com](mailto:matthew.stocks@wsp.com)>

**Sent:** Wednesday, June 21, 2023 11:52 AM

**To:** [sue.wills@manchester.gov.uk](mailto:sue.wills@manchester.gov.uk)

**Cc:** McFeely, Roisin <[Roisin.McFeely@wsp.com](mailto:Roisin.McFeely@wsp.com)>; Graham, Rachael <[Rachael.Graham@atkinsglobal.com](mailto:Rachael.Graham@atkinsglobal.com)>

**Subject:** RE: CDN/23/0221 - Bradford Road Gas Holder

**Importance:** High

Hi Sue

Hope you're well. I'm picking this off as Roisin's unwell this week.

Thanks for the below, understood – essentially the list of approved plans is not a numbered condition, and therefore the condition numbers are as per the enclosed and listed below:

- 1 – Strategy to deal with contaminated land
- 2 – Verification report regarding contaminated land
- 3 – Asbestos management plan
- 4 – Demolition method statement
- 5 – Ecology
- 6 – Traffic management plan

My understanding is that we're awaiting feedback from yourselves and consultees on Conditions 1 (further to our submission of additional requested reports; 3; 4; and 6 (further to the submission of an updated TMP).

In respect of the ecology condition (Condition 5), I note GMEU advise that site clearance can commence on all areas other than the gasholder where nesting ravens were identified. Until the ravens finish nesting and the young fledge the demolition of the gas holder will not be able to commence. They also recommend that prior to site clearance elsewhere an updated bird survey is carried out for areas with more than negligible bird nesting potential as more than a month has passed and new nest building activity may have commenced. I can confirm that these surveys are being done in advance of the works stating.

However, I do not consider that Condition 5 requires formal discharge. The condition wording is as follows:

*No removal of or works to any hedgerows, trees or shrubs should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.*

This is a compliance condition i.e. as long as works to hedgerows/ trees/ shrubs are not undertaken between 1<sup>st</sup> March and 31<sup>st</sup> August, nothing needs to be done. This will be the case, with no works to hedgerows/ trees/ shrubs to be undertaken prior to 1<sup>st</sup> September, and therefore the need for a check and written confirmation is not triggered. As such, we did not include the condition within the submitted discharge of condition application, and I propose its removal from the application.

We can, to be robust and provide comfort to GMEU, provide them with the survey results prior to works starting, but would do so out of the formal discharge of condition process.

I'd be grateful for your confirmation on the above, and whether any feedback can be provided on the Conditions 1, 3, 4 and 6 please?

National Grid are planning to start demolition works in early September so we'd be grateful for nay feedback ASAP please? I'd be happy to discuss if that would assist?

Many thanks

Matt



**Matthew Stocks**

Associate Director – Planning Consultancy  
BA (Hons) MSc MRTPI

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From: Sue Wills <[sue.wills@manchester.gov.uk](mailto:sue.wills@manchester.gov.uk)>

Sent: Tuesday, June 20, 2023 4:02 PM

**To:** McFeely, Roisin <[Roisin.McFeely@wsp.com](mailto:Roisin.McFeely@wsp.com)>

**Subject:** Re: CDN/23/0221 - Bradford Road Gas Holder

**Discharge of Conditions 1 (Contamination), 3 ( Finalised Asbestos Management Plan) ,4 (Finalised Demolition Method Statement), 5 (Bird Nesting Season) and 6 (Traffic Management Plan) related to application 134295/DEM/2022**

Dear Roisin,

For clarification I have retitled the above application to reflect the numbering of the conditions currently under consideration with a view to being discharged.  
Condition no.2 relates to the submission of a verification report regarding contaminated land .

Hope that helps,

Kind regards,

Sue Wills  
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**From:** McFeely, Roisin <[Roisin.McFeely@wsp.com](mailto:Roisin.McFeely@wsp.com)>

**Sent:** 15 June 2023 11:34

**To:** Sue Wills <[sue.wills@manchester.gov.uk](mailto:sue.wills@manchester.gov.uk)>

**Cc:** Stocks, Matt <[matthew.stocks@wsp.com](mailto:matthew.stocks@wsp.com)>

**Subject:** CDN/23/0221 - Bradford Road Gas Holder

Hi Sue,

I hope your are well and not melting in the heat.

Just a quick query, the client was asking me about the numbering of the conditions and I know we numbered them differently but I am getting confused about which number refers to what condition (not sure if the heat is getting to me ...) I've set out below what I think the numbering is and attached the decision notice annotated with numbers for what number goes where, I'd be grateful if you could update/correct the below list so I can go back to the client and make sure we are all on the same page with what we are referring to.

- 1 - Contaminated land
- 2 - in accordance with the approved plans
- 3 - contaminated land
- 4 - asbestos management plan
- 5 - demolition method statement
- 6 - ecology
- 7 - traffic management plan

Many Thanks,



**Róisín McFeely**

*she / her*

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