
CDN/20/0507 | Condition 7 (acoustics), 8 (lighting), 13 (refuse), 14 (construction management) and 15 (contaminated land) of 118034/JO/2017 | Makki Masjid 125 Beresford Road

1 message

Rebecca Twigg <r.twigg@manchester.gov.uk>

2 September 2020 at 10:34

To: Ian Jarvis <i.jarvis@manchester.gov.uk>

Hi Ian,

We have the following comments on the above CDN application:

Condition 7 (acoustics)

We have reviewed the submitted Archi-Structure Noise Attenuation Statement, ref. 218/125 (v1) dated July 2020, and advise that we have no objection to the discharge of this condition.

Condition 8 (lighting)

It is understood that there are no lighting columns in the car park and this area will be lit using wall mounted lighting, however, further details are required regarding the luminescence and direction of the 'column mounted LEDs' marked on the submitted drawing.

Condition 13 (refuse)

Inadequate information has been submitted regarding this condition (namely a note on the 'RESPONSE_TO_MCC_COMMENTS_05_08_2020' stating "The refuse area is noted on the site and car park layout." and plans showing an outline of an external bin store with no detail). The condition requires a scheme for the storage and disposal of refuse, and the applicant should refer to MCC's guidance at http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy.

Condition 14 (construction management)

We have reviewed the submitted Archi-Structure Construction Method Statement and advise that this document should also include site working hours in accordance with MCC's guidance at http://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9 and details of waste management.

Condition 15 (contaminated land)

We have reviewed the submitted Card Geotechnics Geotechnical Interpretative Report, ref. CGN/2638 dated April 2010, and have the following comments:

1. The report is 10 years old and an updated version or bridging report is required as a minimum.
2. The gas monitoring carried out is inadequate, as acknowledged by the report, and it is stated that the basement car park will remove the gas migration pathway, however approval 110149/JO/2015 included the removal of the basement.
3. Risks from ground contamination in soft landscaped areas have not been investigated or assessed.
4. For further details of what is required by the condition the applicant/their consultants should refer to MCC's guidance at http://www.manchester.gov.uk/info/100006/environmental_problems/2366/contaminated_land_and_environmental_searches/2.

Regards,

Rebecca

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