
141898/FO/2025, wythenshawe town fc timpson road, padel, multi use and cafe

From Sue Jones [REDACTED]

Date Mon 10/03/2025 16:08

To David Lawless <[REDACTED]>

Hi Dave,

I have reviewed the above application and comment as follows:

1.CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

2.CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

1. Monday - Friday: 7.30am - 6pm
2. Saturday: 8.30am - 2pm
3. Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

3. HOURS1

The applicant has proposed the operating hours of 07:00 to 22:00 hours Monday to Sunday and we would ask that this is changed for the Sunday with a start time of 09:00 hours when background noise levels will be quieter.

4. HOURS2 (Deliveries to commercial premises)

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

5. LIGHT1 (Floodlighting/external lighting scheme)

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

*The proposed lighting scheme is sufficient to discharge part a) of the condition.

6. Sports use (Pitch/court/other activity)

Prior to commencement of any sporting activities a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*I have reviewed the Noise Impact Assessment by EP3, dated 16/12/24, and a baseline noise survey was undertaken and measurements of padel courts were undertaken at a different site (sides of the court measured at 61 dB at 4 m and for the ends of the court were 49 dB at 5 m. The 5-a-side pitch is predicted to be at a level of 58 dB at 10 m as given in the Sport England Guidance for Artificial Grass Pitches. This was then put into an acoustic model. It is noted that the lowest average noise level of 51 dB and the predicted noise level from all padel courts being in use is 54.6 dB. When logarithmically combined, this results in an expected ambient sound level of 56.2 dB. The levels are above 50 dB in gardens, and so mitigation measures are required.

Mitigation:

With a 2.1 m high fence along the western boundary, and with this noise levels are reduced to 47 dB for the worst affected plots. The highest predicted noise level is now 48.3 dB for northern receptors. The barriers should be of wooden fence or brick wall construction but must be free from holes, sealed at the base and have a minimum mass of 10 kg/m².

Additionally, a requirement of the development is that, for the canopied Padel Court, the western elevation should be solid with the proposed mesh only on northern, eastern and southern elevations.

The scheme is acceptable.

7. REF

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The applicant proposing to incorporate the proposed into their existing waste management strategy for the Club but no details of this have been given. This should be submitted to show there sufficient provision for the extra waste created.

8.FUMES

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning

authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

**The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.*

Dave, the kitchen looks quite small and this condition may not apply, they would need to confirm what kitchen equipment they are having and the food types they are cooking so that we can decide whether the condition is warranted. If it is just like a coffee shop then it wouldn't be needed.

9.CLAND01

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 commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 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 prior to occupation 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, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

I have reviewed the following documents:

- Site Investigation & Ground Assessment, Bex, September 2024
- Ground Gas Risk Assessment, Bex, 26th September 2024

And comment as follows:

PRA

The information shows that a further report was commissioned, BEK Preliminary Risk Assessment (PRA) (Report Ref: 24072-1, dated June 2024) which has not been submitted with the documentation and this needs to be submitted for review.

SI

- 11 x trial pits
- 6 x window sample boreholes to a maximum depth of 5.45m
- 3 gas and ground water monitoring wells

Soils

- Six samples were tested for the standard BEK soil suite which includes: Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Soluble), Hexavalent Chromium, Cyanide (Total), pH, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Total Phenols, Sulphate (acid soluble), Sulphate 2:1 extract and Soil Organic Matter
- Six samples were tested for Speciated Total Petroleum Hydrocarbons (TPH[1]CWG)
- Three samples were subjected to Total Sulphur
- One sample was subjected to SVOC and VOC testing
- Six samples were subjected to Asbestos ID testing
- Compared to public open space park
- No elevated contaminants found.

Ground Gas

- 6 rounds of monitoring visits
- GSV for carbon dioxide and methane in Boreholes WS102 and WS10 at the site fall below the lowest threshold (0.07 l/hr) and the site would be classified as Characteristic Situation 1 (very low risk). However, the carbon dioxide GSV recorded from Borehole WS101 is elevated above the CS1 maximum limit of 0.07 l/hr and will be classified as Characteristic Situation 2 (CS2); low risk.
- Based on the information the site is classified as CS2.

Remediation

For Ground Gas:

- A Cast in situ monolithic reinforced ground bearing raft with minimal penetrations
- Minimum 150 mm deep ventilated sub-floor void with ventilation provided via air vents around the perimeter of the container Ventilated subfloor void (150 mm deep)
- A gas (carbon dioxide and methane) resistant membrane installed across the full footprint of the building, all joints and penetrations sealed. The installation and validation of the gas mitigation measures should be carried out in accordance with a Gas measures Verification Plan

This is acceptable except for the missing PRA report and the validation.

Kind regards

Sue

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