MANCHESTER CITY COUNCIL

Environmental Health
Internal Memorandum

To	Head of Planning	FAO: Katie Raw
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	[redacted]	Our Ref: PR202602-1727442
Date:	24 February 2026	Telephone: [redacted]

Consultation on Planning Application

Application No: 144830/FO/2025

Description: Erection of 50no. 2-storey dwellinghouses with associated car parking and landscaping.

Location: Former Levenshulme Cricket Club, Elsa Road, Manchester M19 3JE

I write in response to your memorandum of 3 February 2026 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval:

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.

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

- Monday - Friday: 7.30am - 6pm

- Saturday: 8.30am - 2pm
- 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.

**The proposed mitigation measures contained within the submitted Seddon CEMP (December 2025) and Enzygo Air Quality Assessment (Ref. MAN.721.015.AQ.R.001.P02, 19 December 2025) are acceptable and should be implemented if the application is approved, however the start time for Saturday working hours proposed within the CEMP (08:00) is not in accordance with MCC's recommended hours (08:30).*

NSE4*

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB L_{Aeq} (individual noise events shall not exceed 45 dB $L_{Amax,F}$ by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB L_{Aeq}
Gardens and terraces (daytime)	55 dB L_{Aeq}

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

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

***The submitted Enzygo Noise Impact Assessment (Ref: MAN.721.015.NO.R.001.P02, Date: July 25) is acceptable only as a general indication of the feasibility of the proposed development and of any noise impacts being controlled by condition. However, the shortened survey carried out is inadequate in order to form the basis of a comprehensive acoustic mitigation scheme, particularly as it identifies that some plots require attenuation measures. A longer survey would be required in accordance with MCC's guidance.*

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 waste proforma should be fully completed with details of internal stores / segregation of waste and recycling (i.e. within kitchens).*

AIR QUALITY 2*

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

**The conclusions of the submitted Enzygo Air Quality Assessment (Ref. MAN.721.015.AQ.R.001.P02, 19 December 2025), that predicted development impacts and on-site pollutant exposure are deemed not significant, are accepted. It is understood from the submitted Planning Statement that all homes would be provided with an EVC point. This is acceptable however we request a charging output minimum of 7kW as per MCC's AQ Guidance Note. We would also request that, as per the IAQM recommendations included within the AQ report, any gas-fired boilers should meet a minimum standard of <40 mgNO_X/kWh.*

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.

**The submitted AJP Phase I Site Appraisal, Ref: Ref. M225-362 ERL-AJP-00-XX-RP-G-0001 Rev00, dated October 2025, is acceptable. The comprehensive Site Investigation Proposal should be provided for our review in due course.*

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact [redacted] on the above extension.

Sam Stabler
Head of Compliance, Enforcement and Community Safety