
141622/FO/2024 | 114 Chain Road

From [REDACTED]
Date Fri 24/01/2025 15:14
To Sue Wills [REDACTED]

Hi Sue,

I hope you had a good holiday.

We'd recommend the following conditions for the above application:

DEMOLITION/CONSTRUCTION MANAGEMENT PLAN*

Prior to the commencement of development, a demolition/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/demolition 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.

**The MOJO Architecture CEMP is acceptable with respect to the above condition and should be implemented during the demolition and construction phase of the development.*

HOURS1

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

As applied for.

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

HOURS2

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.

LIGHT1*

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 Harley Haddow External Lighting Assessment dated October 2024 is acceptable with respect to satisfying part a of the above condition.*

NSE1*

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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 acoustic 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

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

**The submitted Miller Goodall Planning Noise Assessment, Ref. 103173, Date: 13/11/2024, concludes that music noise noise levels at the worst-affected noise sensitive receptors are anticipated to not exceed the existing background noise level in any octave band except 63 Hz octave band, and by less than 1 dB. As per the above standard condition, this noise source is subject to further controls.*

NSE6

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to

secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

**The submitted Miller Goodall Planning Noise Assessment, Ref. 103173, Date: 13/11/2024, satisfies part a of the above standard condition.*

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 and recycling proposals are acceptable.*

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.

**Whilst the submitted Miller Goodall Air Quality Assessment (ref. 103173V2, dated 24th October 2024) refers to MCC's Air Quality & Planning Technical Guidance and proposes minimum standards for any gas-fired boilers, the report makes no recommendations for any proposed CHP plant or electric vehicle charge points/infrastructure. The developer and their consultants should refer to [MCC's AQ Guidance Note](#) for EV charge point recommendations, and also [IAQM Planning guidance](#) for further information on any proposed CHP boilers. The report's conclusions with respect to potential air quality impacts during the demolition and construction phases, with recommended mitigation measures, and during the operational phase, are accepted (no significant effect on local air quality).*

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.

**We provide the following comments regarding the submitted Calabrian Preliminary Geoenvironmental Appraisal, Ref. 7305/1A, dated September 2024:*

- 1. Appendix B of the appraisal report includes historical OS maps including the 1848 Lancashire And Furness, 1:10,560 scale map, which shows an on-site feature that has, according to our records, been subsequently infilled. This feature should be included in the table in section 3 - Site History. It does not appear that buildings to be constructed would extend over this feature but the ground gas migration risk of any potential historical infilling on site should be considered, and targeted during the intrusive investigation (including ground gas monitoring) if necessary. The report concludes that ground gas can be discounted at this stage, however this conclusion is not currently accepted without further justification.*
- 2. It is understood from the submitted DAS documentation that an electricity substation is present on site; this requires inclusion in the appraisal report.*
- 3. The report should consider whether any historic heating systems that may have served the former hall, convent or school could be a potential source of ground contamination, for example, above or below ground heating oil tanks or pipework.*
- 4. An asbestos survey of the buildings proposed to be demolished will likely be required by Building Control colleagues, and the intrusive investigation proposals should reflect the findings of that report as necessary with respect to any identified asbestos containing materials. The existing garages on site should also be assessed for ACMs and any associated ground contamination.*
- 5. We would also comment that invasive plant species have been identified on site, as recorded in the Ecology report. We recommend that the opinion of the Greater Manchester Ecology Unit is sought regarding any remedial proposals for these species.*

Regards,

[Redacted Signature]

[Redacted Name]

Environmental Protection Officer
Environmental Protection

Environmental Health
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