

Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2020/120787/01-L01
Your ref: 128431/FO/2020
Date: 05 January 2021

FAO: Jennifer Atkinson

Dear Madam

INSTALLATION OF 2NO. PRESSURE REDUCTION STATIONS WITH ASSOCIATED BOUNDARY TREATMENT AND ASSOCIATED WORKS.

LAND TO THE EAST OF GOULD STREET AND LAND TO THE SOUTH OF BILBROOK STREET MANCHESTER, M4 4TF

Thank you for consulting the Environment Agency (EA) on the above development proposal. Referral for this application was received by the Agency on the 14th December 2020.

We have recently provided comments on planning application (128248/FO/2020) submitted by South Valley Estates Ltd in relation to the development of the former gasworks site at Gould Street Manchester which forms part of the Northern Gateway Strategic Regeneration Framework to deliver ~15,000 homes over the next 15 – 20.

As part of the development being undertaken by South Valley Estates Ltd we understand this will include relocating the Pressure Reduction Station Compound located in the centre of the site and note this forms the basis of this current planning application submitted by National Grid Property Holdings Ltd to install pressure reduction stations within parcels of land located within the east and west of the former gasworks site.

Having reviewed the planning application boundary we note the two areas of land shown on the submitted location plan are also encompassed within the planning application boundary (128248/FO/2020) submitted by South Valley Estates Ltd.

Whilst two separate planning applications have been submitted we recommend that any further works required to assess / mitigate risks to controlled waters are designed in collaboration by both parties to satisfy the requirements of any planning conditions imposed on both planning applications.

Environment Agency Position

Further to the above, we have no objection to the proposed development provided that the following conditions, outlined below, are included as part of any subsequent planning approval.

Without the inclusions of the conditions detailed below, as submitted, we would be minded to object to the proposal in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Please see outlined below an explanation of our rationale for this determination. We ask that we are consulted on any details submitted for approval to your Authority to discharge the conditions below and on any subsequent amendments/alterations made which fall with the remit/interest of the EA.

Groundwater and Contaminated Land Commentary

Our Groundwater and Contaminated Land Team have reviewed the following reporting provided in relation to the proposed installation of two pressure reduction stations on the former national grid gasworks site on Gould Street Manchester:

- Interpretative Land Condition Summary Statement report. Gould Street. Manchester. Prepared by WYG on behalf of National Grid Property Holdings Ltd. Report Ref: 784-B024707. Issue 2. Date: December 2020.
- Location Plan detailing two areas of land covered by planning application. Drawing Ref: GDS-AHR-SO-22-DR-A-PL-013. Date: 13th October 2020.

The development site is situated within a sensitive location in respect of controlled waters. The site is underlain by glacial deposits comprised of fluvio-glacial sands and till designated a Secondary Undifferentiated aquifer which in turn are underlain by bedrock comprised of the Wilmslow Sandstone Formation designated a Principle Aquifer.

A secondary undifferentiated aquifer classification is assigned where it has not been possible to attribute either a Secondary A or B aquifer classification. However, given a continuous groundwater body has been recorded within the glacial deposits we consider these deposits should be assigned a Secondary A aquifer designation.

The site is not located within a Source Protection Zone. Our records indicate that the nearest groundwater abstraction is located ~620m west of the site at Derby Brewery Cheetham at NGR: 384681,399245 for purposes associated with industrial, commercial and public services.

The nearest surface water course is the River Irk located ~140m north west of the site. However, we do not consider this receptor to be at risk. We consider the shallow groundwater within the glacial deposits and deeper groundwater within the principal aquifer to be the primary receptors at risk.

As documented within the 'Interpretative Land Condition Summary Statement' report detailed above, both parcels of land in question are located within the boundary of the former gasworks which operated between ~1848 until the 1970s.

The former Gould Street gasworks has been subject to various phases of remediation works with the last round of remedial works completed in 2011. However, both parcels of land have not been fully investigated to date, notably the eastern land parcel which is partially occupied by the 'piggery compound'.

We have previously provided advice and guidance in relation to the voluntary works completed in 2011. However, it was stated that further works would be required to investigate areas that were not currently accessible. In addition, given the time that has elapsed since the various phases of remedial works were completed a review of previous remedial works will be required in line with current standards and guidance to determine whether any additional remedial works are required in areas which have already been subject to remedial efforts.

Given further works are required to assess the risks to controlled waters and to determine whether any mitigation measures are required to protect controlled water receptors of concern we consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below.

As detailed above, where possible fulfilment of the conditions below should be sought in collaboration with the applicant/agent/developer for 128248/FO/2020.

Condition [1] – Site Investigation / Remediation Strategy / Verification Plan

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons [1]

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

The site is located within a sensitive environmental setting with respect to controlled waters. Further information is required to demonstrate the proposed development will be protective of relevant controlled water receptors.

Condition [2]

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and

monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason [2]

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Condition [3] – Previously Unidentified Contamination

If, during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons [3]

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

The site is located within a sensitive environmental setting with respect to controlled waters. Further information is required to demonstrate the proposed development will be protective of relevant controlled water receptors.

Advice to Applicant / Agent

The redevelopment of the site may give rise to waste management and groundwater issues, and we would advise the applicant as follows:

Reuse of material on site

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- the Position statement on the Definition of Waste: Development Industry Code of Practice and;

- The [Environmental regulations](#) page on GOV.UK.

Waste to be taken off site

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2018
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with relevant guidance and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

Dewatering / Discharge to Groundwater

If dewatering and discharging into surface water is required during development the following Regulatory Position Statement would apply: 'Temporary dewatering from excavations to surface water'

<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

If during development discharge into groundwater is required an assessment needs to be carried out to determine whether one of the groundwater exclusions exempting permit application applies.

<https://www.gov.uk/government/publications/groundwater-activity-exclusions-from-environmental-permits/groundwater-activity-exclusions-from-environmental-permits>

Note to Applicant / Agent – Ground Investigation / Remediation

Having reviewed the Interpretative Land Condition Summary Statement report prepared by WYG dated December 2020 we note no further works are proposed to assess the risks to controlled waters.

As documented within the Interpretative Land Condition Summary Statement report the former Gould Street gasworks has been subject to various phases of remediation works with the last remedial works completed in 2011.

We have previously provided advice and guidance in relation to the voluntary works completed in 2011. However, it was stated that further works would be required to investigate areas that were not currently accessible. In addition, given the time that has elapsed since the various phases of remedial works were completed a review of previous remedial works will be required in line with current standards and guidance to determine whether any additional remedial works are required in areas which have already been subject to remediation efforts. .

Given both parcels of land have not been fully investigated to date, most notably the eastern land parcel which is partially occupied by the 'pigger compound', we ask that further works are undertaken in line with our '[Land Contamination Risk Management](#)' guidance on gov.uk to determine whether any mitigation measures are required to address any risks identified in respect of controlled waters.

We note that a separate planning application (128248/FO/2020) has been submitted by South Valley Estates Ltd for the former gasworks site which includes the two land parcels covered by this planning applications. Given further works are required to assess the risks to controlled waters and remedial works are likely to be required we recommend any further works, notably any requirements to undertake groundwater remediation are designed by both parties to inform the requirements of both planning applications.

--

Please forward a copy of this letter to the applicant / agent. Should you have any queries regarding this response, then please do not hesitate to contact me.

Yours faithfully

Mr Andy Davies
Sustainable Places Advisor

Direct e-mail andy.davies1@environment-agency.gov.uk