



Paul Butler Associates

Planning, Development & Heritage Consultants

011 November 2021

Mrs Julie Roscoe
Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

21.1557/HoughEnd/ljr03dt

Dear Julie,

Hough End Leisure Centre, 480 Princess Road, Manchester, M20 1NA

RE: Planning permission 131568/FO/2021: Installation of a Ground Source Heat Pump system and associated works including 21 no. boreholes

Application to Discharge Parts of Condition 4: 'Contamination' and Condition 5: 'Method statement for borehole drilling and associated grouting works'

Introduction

On behalf of my client, Ameresco Limited, please find attached an application to discharge part of Condition 4: 'Contamination' and Condition 5: 'Method statement for borehole drilling and associated grouting works' attached to planning permission 131568/FO/2021 which granted planning consent for the Installation of a Ground Source Heat Pump system and associated works including 21 no. boreholes at Hough End Leisure Centre, 480 Princess Road, Manchester, M20 1NA.

Condition 4 'Contamination'

Condition 4 provides that *'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'.*

This application seeks the discharge of Condition 4 (Parts 1 & 2) attached to planning permission 131568/FO/2021.

The Submission Documents

The following information has been submitted via the planning portal to discharge parts 1 & 2 of Condition 4:

- Completed Condition Discharge Application Form prepared by Paul Butler Associates;
- Covering letter prepared by Paul Butler Associates: 21.1557/HoughEnd/ljr03dt;
- Phase 1 Desk Study Site Investigation Report by Geo Investigate, 25 October 2021; and supporting Appendices (All to be forwarded directly to Anthony Moore due to file size), including:

Appendix 1: Historical OS maps of various scales dating back to 1876;

Appendix 2: GroundSure Enviro+Geo Insight Report; and

Appendix 3 Coffey Geotechnics Ltd previous ground investigation reporting.

Assessment

In light of the Phase 1 desk study findings, the report recommends a Phase 2 investigation be undertaken at the site to review in more detail the possible risks that have been identified. This is recommended to include contamination analyses of the site to establish any further or remaining contamination that may be present. This work is recommended in order to establish the actual site conditions and to assess both geotechnical and environmental risks. The Phase 1 report includes at Table 6 a proposed Phase 2 Site Investigation Specification for agreement with the local planning authority.

Condition 5: 'Method statement for borehole drilling and associated grouting works'

Condition 5 provides that *'No development shall take place until a detailed method statement for borehole drilling and associated grouting works has been submitted to and approved in writing by the local planning authority. The scheme shall include:*

- Details of the measures and working practices which will be implemented in order to prevent and minimise the environmental impacts of the works to controlled waters considering both the pollution introduction and pollution migration.

- A map identifying the location of boreholes and their positioning relative to development infrastructure.

Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent amendments to the approved scheme shall be agreed in writing with the local planning authority.

The Submission Documents

The following information has been submitted via the planning portal to discharge Condition 5:

- Completed Condition Discharge Application Form prepared by Paul Butler Associates;
- Covering letter prepared by Paul Butler Associates: 21.1557/HoughEnd/ljr03dt;
- Hough End Leisure Centre – Method Statement Number 77 by Ground Source Solutions Ltd;
- Hough End Leisure Centre – Risk Assessment Number 103 by Ground Source Solutions Ltd; and
- Hough End Leisure Centre – Borehole Position Drawing 00595 by Renewable Energy Alliance.

Additional Information

The above information is considered to discharge Condition 5. Furthermore the applicant adds that during the drilling work:

'The drilling contractor will be visually monitoring the arisings from the boreholes. It is known from the Thermal Response Test drilling is into sandstone. If the driller identifies anything that doesn't appear to be drilled out sandstone arisings, they will follow the below procedure-

- *Drilling contractor will stop work and notify Ameresco;*
- *Drilling contractor will make the site safe using barriers etc;*
- *Ameresco will notify the appropriate stakeholders;*
- *Ameresco will arrange for a sample of the unexpected arisings to be sampled for contamination;*
- *Ameresco will wait for the sample results before continuing work;*
- *If sample results are negative Ameresco will begin work again and carry on with the programme; and*
- *If sample results are positive Ameresco will engage with a specialist contaminated land contractor and remediate the contaminated area.*

Findings

As evidenced above and by the submission documents, the proposal has been shown to be acceptable with regard to the Conditions sought to be discharged. Condition 4 (Parts 1 and 2) and Condition 5 are recommended to be discharged.

The application fee (£116.00) will be paid shortly after submission by Ameresco Ltd. I look forward to receiving confirmation that this application has been registered and validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

CC Dipak Shah and Rik Aindow (Ameresco Ltd)
Philip Owen (Zero Carbon Estate, Programme Manager, Manchester City Council)