



To	Head of Planning	FAO: Jennifer Atkinson
From	Strategic Lead Compliance & Enforcement	
Contact Officer	Laura Miller	Our Ref 705809
Date	1 July 2021	
Telephone	[REDACTED]	

Consultation on Planning Application

Application No: 130627/FO/2021
Location: Land at Poland Street, Manchester
Proposal: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

I write in response to your memo of 10 June 2021 regarding the above planning application. The Contaminated Land Section has received a copy of the following report:

- Phase 1 Geoenvironmental Site Assessment, Manchester Life, Back of Ancoats
Phase 1 – Mobility Hub, E3P, Reference: 18-868-R1-1, Dated: May 2021.

The Contaminated Land Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

The site is located at NGR 385170, 398900 and is 0.33ha in area. It is currently in use as an industrial estate of 12 units with associated parking. Surrounding uses include further industrial units, Ancoats Green Park and residential buildings. Previous land uses on and adjacent to the site have included terraced houses, a public house, Street Mains Department (gas), a corporation yard, an industrial estate, a glass works, an iron works, various mills and a coal wharf/infilled canal. The site does not lie within 250 metres of any

known landfill sites, it is in close proximity to The Rochdale Canal which is located 148m to the south east and lies above the Manchester Marls Formation secondary B aquifer.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

Based on the conclusions of the desk study a site investigation is required to determine the risks from contamination from current and past uses on and adjacent to the site. Detailed proposals should therefore be submitted for approval.

2. The adequacy of the site investigation

Not submitted to date.

3. The adequacy of the final risk assessment

Not submitted to date.

4. The acceptability of the proposed remediation strategy

Not submitted to date.

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

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

Please do not hesitate to contact Laura Miller if you require any clarification of the above.

Fiona Sharkey
Strategic Lead Compliance & Enforcement



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