

Civic Engineers Ltd
Carvers Warehouse 77 Dale Street
Manchester
Manchester
M1 2HG

Our ref: SO/2020/120194/01-L01
Your ref: 1226-01
Date: 07 May 2020

FAO: Paul Morris

Dear Mr Morris

**ENVPAC/1/GMC/00244 - NORTHERN GATEWAY DEVELOPMENT -
TELECONFERENCE 23.04.20- RESIDENTIAL DEVELOPMENT - COLLYHURST
MANCHESTER**

NEEDWOOD CL, MANCHESTER M40 8JN

Thank you for meeting with the Environment Agency via Microsoft Teams on 23rd of April 2020 in order to discuss environmental constraints relating to land at Collyhurst , Manchester, part of the wider Northern Gateway redevelopment.

Please note that in attending this meeting and providing this response, we have used 4 hours of charge agreement ENVPAC/1/GMC/00244 (4 hours remaining).

As a follow on to our meeting discussions, please see outlined below a brief recount of proceedings.

Environment Agency Meeting Summary

Victoria Hunter (Far East Consortium, FEC) provided attendees with an overview of the proposed development in question and its siting within the wider context of the Northern Gateway redevelopment.

Further to this, Andy Davies (EA) explained previous engagement with Civic Engineers regarding the proposal via former Civic Engineers staff member Peter Collier, noting interest in understanding how the proposed development would interact with the main river culverted under the site and a preference to avoid construction which could hinder future maintenance and improvements of the watercourse in the subsequent future. Previous consultation on the wider Northern Gateway has also been undertaken with FEC via EA colleagues Helen Telfer (planning specialist) not present and Gary Morris (biodiversity officer) who was in attendance.

Paul Morris (Civic) explained that current position of the culverted watercourse was roughly known and further to this, surveys were to be commissioned to better understand its positioning and the current condition of the culvert pipe.

At present it is believed that the overall culverted extent is varying in depth but is approximately 22-25 metres deep for the northern "dog-leg" culvert and 13 metres deep at the southern boundary. It was explained by EA delegates that although the main river is registered as an EA interest in terms of culvert maintenance and repair responsibility was held by the riparian owner (usually the person who owns the land or property but may also be the tenant depending upon the agreement in place).

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

Cont/d..

As part of the commissioned surveys and information gathering, the EA are keen to understand the history of the culverts that pass beneath the site, when, how and why they were constructed etc. and any information or knowledge that could be shared to inform the subsequent EA determination. With regards to this, Sandrine Thomas (EA) noted that the main issue to address is access and maintenance, given if there was the possibility of a total or partial collapse of the culvert. As current indicative proposals suggest development within the 8 metres river easement, there is potential a risk of a collapse event occurring without suitable consideration and build design.

Charles (Civic) reiterated that they will request for a structural survey to be undertaken to establish the line of the culvert and will also explore any recommendations to potentially extend the culvert design life mitigating collapse. With regards to building over the culvert Charles explained that it's successfully achieved in other similar instances and that the lessons learned from this can be drawn upon. However, further to this the EA advises consideration into revising the layout, if feasible, to avoid building over the culvert reducing risk of collapse.

In the instance that development will fall within the 8m easement (to be confirmed subject to further survey and design refinement), Sandrine agreed she would consult with the EA's Asset Performance team to identify Agency requirements and provide notification to the developer/ agent / Civic Engineers. For any proposal, regardless of easement, it will be important to ensure that no additional loading is placed on the culvert and that adequate access is provided for any future replacement/repairs.

With regards to site drainage, Civic Engineers note that they will discuss with Manchester Lead Local Flood Authority their proposed surface water drainage management and also via FEC explore the opportunity for adoption of SUDs with United Utilities.

Gary Morris (EA, FBG), spoke about our concerns about the potential loss of existing greenspace. In response, Victoria (FEC) further explained the wider redevelopment proposals of the Northern Gateway site in Collyhurst area in particular the creation of new public open greenspace directly to the south of proposed new residential scheme. Further to this, FBG recommended that the schemes planned wider environmental package of works be specified in any future planning submission, to show how loss of existing greenspace is being mitigated. FBG also welcomed scheme's aspirations to be a SUDS exemplar.

Andy (EA) noted that given the site's locale there was the potential for historical sources of contamination. Given the present of a vulnerable receptor on site, it will be important as part of further investigations to fully understand the site characteristics and possibility of contamination source pathways to Moston Brook and wider River Irk waterbody.

--

Further to the above recount, we look forward to receiving notification of the outcomes of further site investigations to be undertaken and if requested, the facilitation of any further discussion or review under charge agreement ENVPAC/1/GMC/00244.

If needed an extension to ENVPAC/1/GMC/00244 can be arranged to encompass further EA work.

Should you have any queries regarding this response, then please do not hesitate to

contact me.

Yours sincerely

Mr Andy Davies
Sustainable Places Advisor

Direct dial 02077140640

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