

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

**Our ref:** SO/2020/120774/01-L01  
**Your ref:** CDN/20/0767  
**Date:** 20 January 2021

**FAO: Jennifer Atkinson**

Dear Madam

**DISCHARGE OF PLANNING CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN), 4 (PILING), 6A (DRAINAGE) AND 7A (GROUND CONDITIONS) ASSOCIATED WITH PLANNING PERMISSION 126431/FO/2020.**

**SITE SOUTH OF SPORTCITY WAY, EAST OF JOE MERCER WAY, WEST OF ALAN TURING WAY AND NORTH OF THE ASHTON CANAL AT THE ETIHAD CAMPUS, MANCHESTER.**

Thank you for consulting the Environment Agency (EA) on the above discharge of conditions application relating to planning permission 126431/FO/2020.

Our Groundwater and Contaminated Land (GWCL) Team have reviewed the reporting / submissions currently made under application CDN/20/0767 in order to assess the risks posed to by the development to controlled waters.

**Environment Agency Position – Conditions: 3 (Construction Management Plan), 4 (Piling), 6a (Drainage) and 7a (Ground Conditions)**

Please see outlined below our position to the conditions listed above.

Condition 3 – Construction Management Plan

Although not requested by the EA, as submitted, we have no objection to the discharge of condition 3 attached to planning permission 126431/FO/2020.

Condition 4 – Piling

As submitted we have no objection to the discharge of condition 4 attached to planning permission 126431/FO/2020.

Condition 6a – Drainage

As submitted we have no objection to the discharge of condition 6a attached to planning permission 126431/FO/2020.

Condition 7a – Ground Conditions

We are unable to recommend the discharge of condition 7a as currently submitted. Please see outline below a further explanation our rationale for this determination.

**Groundwater and Contaminated Land Commentary - Condition 7a Submission**

Environment Agency  
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

A check of our records show that within our letter response, SO/2020/120216/01-L01 (29<sup>th</sup> June 2020) for permission 126431/FO/2020, we recommended the inclusion a condition [1] for which subsection (1) required the submission of further ground and groundwater investigation reporting. This sub-section conditional requirement was recommend for inclusion in order to ensure that the conditions on-site were fully characterised and assessed going forward.

Further to the above, we identified that site characterisation would remain an outstanding issue / requirement during conversations with the Arena Project Team regarding the grouting of legacy coal mine works. It was identified and agreed that the undertaking of grouting works could result in changes to on-site ground conditions and therefore that this would warrant further site investigation work to be undertaken to confirm any changes in base conditions that had occurred.

Having reviewed the Remediation Strategy (BRA-BHE-XX-XX-RP-CG-0006 - 7 October 2020) by Burohappold Ltd, submitted in support of CDN/20/0767, we have identified that the document was written principally to address the requirements of conditions 8(a) and (b) and condition 10 of a separate planning permission. We consider that the ground investigations which has been undertaken and presented as part of the current evidence basis for CDN/20/0767 (and 126431/FO/2020) may no longer be representative of actual site conditions. The grouting activities which have (are) being undertaken on-site may have altered the groundwater conditions.

In line with the above, we therefore recommend that the appropriate verification and validation report for the grouting operations is submitted in order to ensure and understand the environmental conditions post grouting. The results of this validation work will enable the EA to assess whether any further additional ground investigation / remedial work is required or whether the final development, as currently proposed, is sufficiently protective of the aquatic environment.

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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](mailto:andy.davies1@environment-agency.gov.uk)