SUPPORTING STATEMENT

Proposed construction of a motor control kiosk, ground re-profiling, permanent access, 2 x drop down parking posts, 2 x bollards, areas of hardstanding and tree removal, and landscaping associated with underground sewer improvements, on land between Rochdale Road and Alfred Street, Manchester

1. Site Setting and Description

The site is situated on amenity grassland off Rochdale Road, Manchester NGR 385862, 401701.

2. Background to Proposed Development

2.1. Requirement for Development

The scheme forms part of United Utilities (UU) AMP5 (Asset Management Plan 5) Programme. This is a major programme of work to provide new assets, together with refurbishing and upgrading existing UU assets across the region, as required by the water industry regulator OFWAT (Office of Water Services), and the Environment Agency (EA), to be implemented between 2010 and 2015.

The programme of work is driven by the need to address individual UIDs (Unsatisfactory Intermittent Discharges) to watercourses which are causing a water quality deficiency or aesthetic problem in a number of watercourses within the catchment area for the River Irk in central Manchester. Historically Combined Sewer Overflows (CSO) were constructed without screens, which resulted in sewer litter materials being deposited along the embankments of the receiving watercourses after heavy rainfall events. The existing Combined Sewer Overflow chamber referenced as MAN0123 is located on land off Rochdale Road at it's junction with Alfred Street.

The 1295mm brick overflow pipe from CSO chamber MAN0123 runs southwards along Rochdale Road and into CSO chamber MAN0116 at a low level. CSO MAN0116 is located approximately 110m downstream in Rochdale Road near to its junction with Bernard Street. Spill flows from both overflow chambers are conveyed jointly to the same discharge point. The common 1295mm overflow pipe runs westwards along Alfred Street before discharging to the River Irk.

The Environment Agency has identified the CSO chamber MAN0123 as being unsatisfactory on aesthetic grounds and the proposed works have been designed to resolve this.

The project will improve the quality of water discharged to the River Irk by retaining screenings of greater than 6mm in the sewer system up to and including a 1 in 5 year storm event.

2.2. General Overview of Proposed Scheme

To provide the necessary improvements, UU are proposing to construct a new screening chamber containing a powered escalator screen. The proposed screen will filter all materials of 6mm or greater in two dimensions out of any combined storm flows within the overflow pipe from UID MAN0123. All screened materials will be returned to the adjacent sewer network to be passed on for treatment at the local wastewater treatment works (Davyhulme WwTW). All combined storm flows passing through the screen will discharge via the existing outfall, into the River Irk, albeit at an improved quality.

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A control kiosk will be located close to the chamber and adjacent to a proposed area of reinforced earth hardstanding. Access to the chamber and kiosk will be from Alfred Street via the new proposed permanent access which includes a drop kerb.

2.3 Amendment to the Previously Submitted Scheme

This application is an amendment to the previously submitted scheme (Application No. 100041/FO/2012/N1), which was withdrawn following concerns on visual amenity grounds.

Following discussions with the Manchester City Council's Planning Officer, Helen Hodgett, and Regeneration Officer, Andrew Ward, several elements of the scheme have been revised including:

- Relocation of the temporary compound to an area of existing hardstanding on the corner of Rochdale Road with Oak Bank;
- Reduction in the area of new permanent hardstanding to 54 m^2 (from 141 m^2);
- Relocation of the control kiosk away from Rochdale Road to a location adjacent to the boundary with the nearby nursing home;
- Reduction in the area of grass and number of trees to be removed (i.e. from 8 to 5 trees); and
- Changes to the landscape proposals to discourage vehicles 'cutting through' from Rochdale Road to Alfred Street across the underground works.

These amendments significantly reduce the impact of the proposals on Rochdale Road and on nearby residents.

3. Site Selection

The location is dictated by the requirement to construct the new chamber on the line of the existing overflow sewer which runs between Rochdale Road and the River Irk. The site has been selected due to it being the most suitable available with convenient proximity to the existing sewer network and adequate space to construct and maintain the Screening Chamber, including its above ground control kiosk.

4. Option Selection

In order to achieve the aesthetic quality of the watercourse a new below ground screen chamber will be required. In developing the solution for the works, three options for location of the new chamber were considered and are detailed as follows:

4.1. Option 1 – DISCOUNTED

Retrofit screen in the existing CSO chamber MAN0123 located at the junction of Moston Lane and Rochdale Road

- Major structural modifications required to the existing sewer network;
- Full road closure of Rochdale Road and junction with Moston Lane required for the duration of the construction works;
- Major third party impacts;
- Extensive utility services in the public highway/footpath with little room for diversions; and
- Restricted working area.

4.2. Option 2 – DISCOUNTED

New off line screen CSO chamber and connections into low level or high level sewer on Rochdale Road

- 10 m and 40 m deep shafts required to connect to sewers on Rochdale Road;
- Full road closure of Rochdale Road, which is a strategic route to Manchester city centre required for the duration of the construction works;
- Major third-party impacts;
- Land availability; and
- Restricted working area.

4.3. Option 3 – PREFERRED OPTION

New screening chamber online of existing overflow sewer, located approximately 400 m south of the existing CSO chamber MAN0123 in grassed land between Rochdale Road and Alfred Street

- Constructing new screening chamber off highway reduces impact to traffic;
- Minimal service diversions necessary;
- Impact will be mitigated by landscaping scheme.

5. Environment & Ecology:

5.1. Landscape / Visual impact

The setting for the proposed works is in an existing grass verge adjacent to an established residential area, with light industrial land use nearby. The site is also close to both a heavily used highway and the River Irk corridor. The area affected by the new pumping station is to the rear of two storey housing where it is simple amenity grassland with semi-mature standard trees. Collectively, the trees contribute to the visual amenity of the area by breaking the roadside urban context and help define separation from the highway for some residents.

The proposed hard landscape areas are set out and detailed for functional/safety reasons but have been minimised as far as practicable.

Trees on the existing mound between Alfred Street and Rochdale Road will need to be removed to facilitate the construction works. There will be significant landscape impact and change during construction, however, as shown in the landscape proposal, the mound will be reinstated and the trees replaced using a total of 35 feathered and standard trees of the following species Betula pendula Silver Birch, Quercus robur Oak and Prunus avium Gean. The tree planting will be supplemented by evergreen ground cover planting of Lonicera pileata in the vicinity of the turning area and access covers. The planting will re-establish the buffer between the houses and Rochdale Road and provide seasonal interest. The tree constraints are shown on dwg no MAN0123/80021994/00/97/9200/B and proposed replacement planting on landscape proposals plan MAN0123/80021994/00/97/9400/B. For compatibility with existing landscape treatment and cost effective long term maintenance, the landscape proposals have been kept simple.

5.2. Tree Removal:

A number of trees will be affected by the proposals:

- 5 trees are to be removed

A tree survey was conducted in August 2011 by JCA Ltd and a copy of this report is enclosed with the application. The majority of the trees surveyed are category B, being in good to fair condition. The species on site are Lime, Ash, Sycamore, Cherry, White Poplar (refer to attached tree survey).

A compensatory replanting scheme is proposed to be negotiated with Manchester City Council MBC during the planning application process. Tree protection fencing will be erected to protect those trees that are to be retained, as illustrated on drawing MAN0123/80021994/00/97/9200/B.

5.3. Flora & Fauna:
The site was surveyed in March 2012 by senior ecologist Chris Barrett MIEEM. The survey followed the Phase 1 habitat survey methodology (JNCC, 1993) and was extended to assess faunal potential. Habitats present within the study area include short-mown amenity grassland and planted trees.

It will be necessary to remove several trees (see drawing MAN0123/80021994/00/97/9200/B) to facilitate the development. All of these trees provide suitable potential to support nesting birds. Therefore, all vegetation will be preceded by a nesting bird check, which will be carried out by an ecologist appointed by United Utilities. The loss of breeding bid habitat will be mitigated for under the landscape proposals.

5.4. Energy
The screening mechanism works on a demand basis, i.e. the existing system is designed to operate only at times of heavy rainfall events. In this regard, electricity consumption is kept to a minimum.

5.5. Materials and Waste
This scheme does exceed £300k in capital value, and will therefore require a site waste management plan (SWMP). This is available on request.

5.6. Noise
The design provided by this solution is typical of those constructed in many locations across the North West by United Utilities. The plant and equipment will be housed within the screening chamber, below ground. They do not generate any levels of noise perceivable by the public, and have not met objection based on noise issues previously.

5.7. Odour
The design provided by this solution is typical of those constructed in many locations across the North West by United Utilities. They do not generate any levels of odour perceivable by the public, and have not met objection based on odour issues previously. On completion of the development, there will be no odour nuisance associated with it. The CSO chamber will be covered to prevent odour emissions at ground level.

5.8. Traffic Movements
This screening chamber is typically maintained on a 12 service visit per annum (once per month). They are designed to operate remotely and when maintenance is required, would typically be attended by operatives in a light commercial vehicle (e.g. Transit van, or similar). Exceptionally, it may be necessary to use a tanker for cleaning purposes (once per year or in an emergency such as a blockage). It is anticipated that access for maintenance will be taken from Alfred Street utilising the proposed drop kerb. Two lockable heavy duty galvanised steel drop down parking posts will be installed at the proposed entrance.

This area has been reduced in size to 54 m^2 from 141 m^2 in the previously submitted application. Autotracking diagrams have been used.

5.9. **Drainage**
The proposals include a mixture of surfaces. The access tracks, hardstanding aprons around the access hatches (smooth concrete) and the kiosk roof will allow run-off to soak away.

6. Community Consultation / Involvement
Both landowners (Manchester CC and The Willows Nursing Home - Unity Homes Limited) and Manchester CC Highways have been consulted about the development by United Utilities. It is proposed that a letter drop and a consultation event will be organised for local residents to explain the purpose and extent of the scheme before works commence on site. Furthermore, discussions are also being held with Groundworks regarding community investment in the area.

Discussions have also been held with Manchester City Council's Planning Officer, Helen Hodgett, and Regeneration Officer, Andrew Ward to ensure that concerns regarding the impact of the proposal on Rochdale Road and on nearby residents are satisfactorily addressed. In particular, it has been agreed to erect hoardings with a design to be provided by MCC along the outside of the fence surrounding the proposed temporary Construction Compound.

7. Planning Requirement
7.8. Planning Permission
The following elements of the proposed development require planning permission under the Town & Country Planning Act 1990:-

- *MCC (Motor Control Centre) Kiosk*

A dark green (BS4800 14.C.39) steel kiosk is proposed to house the electrics and controls for the associated screening chamber. This will be L5.05 m x W0.80 m x H3.25 m and will be located as shown on drawing MAN0123/80021994/00/97/1005/C.

The kiosk has been relocated from its position on the previously submitted application to reduce its visual impact when viewed from Rochdale Road. The design of the kiosk has also been amended to increase the roof slope to 45 degrees to ensure that it meets the Governments' Secured by Design Principles (please refer to drawing MAN0123/80021994/00/97/1002).

- *Ground reprofiling*

An area of ground requires some reprofiling to assist the integration of the proposed structures into the landscape. These landscaping works are illustrated on drawing MAN0123/80021994/00/97/9400/B.

- *Permanent Access*

A new permanent access will be created off Alfred Street including the creation of a drop kerb with a 25 mm bullnose kerb upstand as shown on drawing MAN0123/80021994/00/97/1005/C.

Following discussions with MCC, the area of permanent hardstanding has been reduced from 141 m^2 to 54 m^2.

- *Drop down parking posts*

Two lockable heavy duty galvanised steel drop down parking posts will be installed at the site entrance. These posts will be 0.7m high and will be located as shown on drawing MAN0123/80021994/00/97/1005/C.

- *Oak bollards*

Two heavy duty oak bollards will be installed adjacent to the control kiosk. These posts will also be 0.7 m high and will be located as shown on drawing MAN0123/80021994/00/97/1005/C.

- *Areas of Hardstanding*

For maintenance purposes it is necessary to include several maintenance hatches above the various below ground chambers. For operational safety reasons, it is a standard design requirement to include a 1 m smooth concrete apron around each of the access covers to prevent slips, trips and falls and to provide a sound surface on which to construct temporary lifting equipment. An area of hardstanding comprising reinforced earth will also be created between the proposed below ground screening chamber and control kiosk for access. These hardstanding areas are to be located as shown on drawing MAN0123/80021994/00/97/1005/C.

- *Tree Removal*

The removal of several trees is required to facilitate the construction of the works. However, the number of trees has been reduced from seven in the previously submitted application to just five in this application. The trees to be removed are illustrated on drawing MAN0123/80021994/00/97/9200/B and their corresponding condition descriptions are detailed in the enclosed Tree Survey report. See Section 5.2 for more detail.

- *Temporary Construction Compound*

This location is the most central site to serve five separate UID projects in the area. By locating office, welfare and car parking facilities in one location, United Utilities PLC will be able to reduce disruption to the wider area and minimise the size of compounds at the other sites.

For the period when the temporary compound will not serve the development as described above, planning permission is required. This includes the period from mid-April 2013 (ideally 15th April but latest start date 22nd subject to obtaining planning permission) until the start of work described above in July 2013, and then from the completion of these works in approximately mid-March 2014 until the end of July 2014.

The temporary construction compound will be located on an area of existing hardstanding currently fenced off on the corner of Rochdale Road with Oak Bank. Access will be off Oak Bank. The layout of the proposed temporary compound is shown on drawing MAN0123/80021994/00/97/1006/C. An open plan modular office space measuring L18 m x W9.6m x H3m will occupy the southeastern corner close to the junction of Oak Bank with Rochdale Road. To the north of this there will be a separate temporary building measuring L7.3 m x W3m x H2.5m that will be used to store survey equipment, office and canteen stores, and PPE. The cabins will be painted white with a band of green to RAL 6018 to the bottom 1/3. The southwestern portion of the temporary compound will be used for car parking, as this is close to the access of Oak Bank.

The temporary compound will be surrounded on the boundaries along Oak Bank and Rochdale Road by a timber hoarding 2.4m high, and along the north and western boundaries with a metal hoarding 2m high. These hoardings will be designed with appropriate images to be provided by MCC as part of a local regeneration campaign.

Outside of the period during which the proposed works off Rochdale Road described above are being undertaken, the compound will only be used for the office space, welfare facilities and car parking. During these two periods no large materials, plant, or machinery will be stored on this site. Furthermore, during

this period the number of staff using the site will be approximately 5, increasing to between 20 and 25 people during the period to undertake the works described above.

7.9. Permitted Development

The associated below-ground plant and equipment for the screening chamber will be permitted by virtue of the GPDO 1995 Part 16 Class A (a). These elements are indicated on drawings MAN0123/80021994/00/97/1005/C. The period during which the associated temporary construction compound will service the development described above will be permitted by virtue of the GPDO 1995 Part 4 Class A.

8. Construction Phase

8.8. Expected Environmental Impacts

During the construction phase noise, dust and vibration normal to excavation and construction is expected. The main site compound within the open space are to be surrounded by hoarding where required to maintain privacy, security as well as some noise and dust suppression. Examples of the type of hoarding used are included as part of this application.

8.9. Construction Programme/Timing

Construction is currently programmed to commence in July 2013, subject to planning permission, for a period of approximately 40 weeks. It is anticipated that construction will be limited to 07:30 – 17:30 (Mon-Fri). Please note that 'noisier' activities will not take place until after 08:00.

The temporary compound is required from mid-April 2013 (ideally 15th April but latest start date 22nd subject to obtaining planning permission) until the end of July 2014.

8.10. Traffic Management & Access

Vehicle movements will be intense during mobilisation on site for delivery of plant machinery/equipment but will level out during the course of the construction period. Daily access will be required for site personnel.

8.11. Layout of the Temporary Construction Compound

The layout of the temporary construction compound on an area of existing hardstanding currently fenced off on the corner of Rochdale Road with Oak Bank was described earlier in section 7.8 under the bullet entitled 'temporary construction compound.' In addition, during the period to construct the development described above, plant and equipment will be stored on the northern half of the compound area as shown on drawing MAN0123/80021994/00/97/1006/C. The existing 2.1 m high paladin and 2.2 m high palisade fence around the site will be maintained.

8.12. Excavated Material

Approximately 2000 m^3 of spoil will be generated through the construction phase. Site investigations have been undertaken to confirm the extent of contaminated land, if any. All surplus uncontaminated material will be taken off site to a suitably licensed tip.

9. Other Consents

– No other environmental consents are required for this scheme.

10. Plans / Supporting Documents

Plans and other supporting documents submitted in support of this application are:

– Planning Application dwgs MAN0123/80021994/00/97/1002/B, 1003/C, 1005/C & 1006/C;
– Design and Access Statement;
– Planning Supporting Statement;
– Tree Constraints Plan MAN0123/80021994/00/97/9200/B;
– Landscaping Proposals Plan MAN0123/80021994/00/97/9400/B;
– Tree Survey Arboriculture Report (JCA, 2011); and
– Example of Hoarding Photographs (see Appendix A below).

Table 1 – Proposed Structures

Structure	Planning Requirement	Max Height (m Above GL)	Width (m)	Length (m)	Material & Finish, Comments
MCC kiosk	Y	3.25 m	0.8 m	5.05 m	BS 4800 14.c.39 Dark Green, Mild Steel Hot Dipped Galvanised to BS EN ISO 1461 - 1999 Colour Dark Green 14.C.39 to BS4800
Ground reprofiling	Y	To match existing embankment height	varies	varies	Turf. See dwg nos MAN0123/80021994/00/97/1003
Permanent access	Y	0.025 m	-	-	Access to be gained via Alfred Street with a drop kerb as shown on drawing MAN0123/80021994/00/97/1005/C
Drop down parking posts	Y	0.7 m	-	-	Two lockable heavy duty galvanised steel drop down parking posts as shown on drawing MAN0123/80021994/00/97/1005/C.
Oak bollards	Y	0.7 m	-	-	Two oak bollards as shown on drawing MAN0123/80021994/00/97/1005.
Areas of hardstanding	Y	-	-	-	Several maintenance hatches and an area of hardstanding comprising reinforced earth as shown on drawing MAN0123/80021994/00/97/1005/C.
Tree removal & pruning	Y	-	-	-	See dwg nos MAN0123/80021994/00/97/9200
Below ground chambers & pipework	N	Ground level	-	-	N/A – below ground

SUPPORTING STATEMENT

Appendix A Example Hoarding Photographs



