SUPPORTING STATEMENT

Proposed construction of a motor control kiosk with associated works including ground reprofiling, permanent access, 4 x drop down parking posts, 3 x bollards, areas of hardstanding and tree removal, 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.

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.

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, four 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

- 10m and 40m 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 4 – PREFERRED OPTION

New screening chamber online of existing overflow sewer, located approximately 400m 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.

All 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 on a 3:1 replacement ratio, using feathered and standard trees of the following species Small leaved lime, Flowering cherry and Rowan. The tree planting will re-establish the buffer between the houses and Rochdale Road and provide seasonal interest together with an underplanting of bulbs within the reinstated grass area. The tree constraints are shown on dwg no MAN0123/80021994/00/97/9200 and proposed replacement planting on landscape proposals plan MAN0123/80021994/00/97/9400. 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:

- 7 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.

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 seven trees (see drawing MAN0123/80021994/00/97/9200.) 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.

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. Four lockable heavy duty galvanised steel drop down parking posts will be installed at the proposed entrance.

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 the landowner (Manchester CC) 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. Discussions are also being held with Groundworks regarding community investment in the area.

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 L5.05m x W0.8m x H2.5m and will be located as shown on drawing MAN0123/80021994/00/97/1001.

- *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.

- *Permanent Access*

A new permanent access will be created off Alfred Street including the creation of a drop kerb with a 25mm bullnose kerb upstand as shown on drawing MAN0123/80021994/00/97/1001.

- *Drop down parking posts*

Four 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 MAN0123/80021994/00/97/1001.

- *Oak bollards*

Three oak bollards will be installed to the north west of the control kiosk. These posts will also be 0.7m high and will be located as shown on drawing MAN0123/80021994/00/97/1001.

- *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 1m 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 MAN0123/80021994/00/97/1001.

- *Tree Removal*

The removal of several trees is required to facilitate the construction of the works. The trees to be removed are illustrated on drawing MAN0123/80021994/00/97/9200 and their corresponding condition descriptions are detailed in the enclosed Tree Survey report. See Section 5.2 for more detail.

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 MAN0123/80021994/00/97/1001. The associated temporary construction compound 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.

8.9. **Construction Programme/Timing**

Construction is currently programmed to commence in January 2013, subject to planning permission, for a period of approximately 40 weeks. It is anticipated that construction will be limited to 0800 – 1800 (Mon-Fri).

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. **Area of hardstanding**
An area of hardstanding comprising reinforced earth will 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 MAN0123/80021994/00/97/1001.

8.12. **Excavated Material**
Approximately 2000 m3 of spoil will be generated through the construction phase. Site investigations have 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 MAN0123/80021994/00/97/1001, 1002 & 1003;
– Tree Constraints Plan MAN0123/80021994/00/97/9200;
– Landscaping Proposals Plan MAN0123/80021994/00/97/9400;
– Soiling Plan MAN0123/80021994/00/97/9500;
– Design and Access Statement; and
– Tree Survey.

Table 1 – Proposed Structures

Structure	Planning Requirement	Max Height (m Above GL)	Width (m)	Length (m)	Material & Finish, Comments
MCC kiosk	Y	2.5	0.8	5.05	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	-	-	Access to be gained via Alfred Street with a drop kerb as shown on drawing MAN0123/80021994/00/97/1001
Drop down parking posts	Y	0.7m	-	-	Four lockable heavy duty galvanised steel drop down parking posts as shown on drawing MAN0123/80021994/00/97/1001.
Oak bollards	Y	0.7m	-	-	Three oak bollards as shown on drawing MAN0123/80021994/00/97/1001.
Areas of hardstanding	Y	-	-	-	Several maintenance hatches and an area of hardstanding comprising reinforced earth as shown on drawing MAN0123/80021994/00/97/1001.
Tree removal & pruning	Y	-	-	-	See dwg nos MAN0123/80021994/00/97/9200
Below ground chambers & pipework	N	Ground level	-	-	N/A – below ground