

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

**Our ref:** SO/2025/125094/01  
**Your ref:** 143164/FO/2025  
**Date:** 24 July 2025

Dear Angela Leckie.

**Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex.**

**Albert Bridge House Bridge Street Manchester M3 5AH**

Thank you for consulting the Environment Agency on the above application on 1 July 2025.

### **Environment Agency Position**

#### **Flood Risk**

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

#### **Condition**

The development shall be carried out in accordance with the submitted flood risk assessment "5222 – Albert Bridge House AKT2 Limited May 2025" and the following mitigation measures it details:

- Ensure no raising of ground levels (above existing)
- Habitable finished floor levels are set no lower than 41.540 metres above

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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)

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Ordnance Datum (AOD) as per documents “Block C- GA Elevations – South East & South West”, “Block C- GA Elevations – North West & North East”, Block A – GA Elevations – South & West”, “Block B GA Elevations – North West”, Block B – GA Elevations – South & West”

- The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements “CBRE Operational Management Plan – Albert Bridge House”, or in writing, by the local planning authority.

### **Reason**

This is to ensure there are no detrimental impacts on flood storage or flow routes, while also reducing the risk of flooding to the proposed development and its future users.

### **Contaminated Land**

#### **Condition**

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors; and
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

### **Reason**

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework and in accordance with Policy EN17 (Water Quality) of the Manchester City Council Local Plan (adopted 11 July

2012).

**Condition**

Prior to any part of the permitted development being brought into use a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

**Reason**

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the National Planning Policy Framework and in accordance with Policy EN17 (Water Quality) of the Manchester City Council Local Plan (adopted 11 July 2012).

**Condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

**Reason**

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 187 of the National Planning Policy Framework and in accordance with Policy EN17 (Water Quality) of the Manchester City Council Local Plan (adopted 11 July 2012).

**Condition**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the proposed ground improvement activity, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the [‘The Environment Agency’s approach to groundwater protection’](#) and in accordance with Policy EN17 (Water Quality) of the Manchester City

## **Advice to Applicant / LPA**

### **Sustainable Drainage Systems**

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS manage surface water run-off by simulating natural drainage systems. Whereas traditional drainage approaches pipe water off-site as quickly as possible, SuDS retain water on or near to the site. As well as reducing flood risk, this promotes groundwater recharge, helps absorb diffuse pollutants, and improves water quality. Ponds, reedbeds and seasonally flooded grasslands can also be particularly attractive features within public open spaces. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. As such, virtually any development should be able to include a scheme based around these principles. In doing so, they'll provide multiple benefits and will reduce costs and maintenance needs.

We recommend that SuDS (Sustainable Drainage Systems) features and storage be retained above ground where possible. This approach reduces long-term maintenance requirements and provides opportunities to enhance Biodiversity Net Gain (BNG) across the site. It is noted that there is no reference to SuDS management within the documents titled "*CBRE Operational Management Plan – Albert Bridge House*" or "*Albert Bridge House, Manchester Environmental Statement Volume 3: Environmental Management Plan (June 2025)*". The applicant should therefore provide clarification to the Lead Local Flood Authority (LLFA) regarding the long-term operation and maintenance strategy for the attenuation tanks, ensuring it covers the full lifetime of the development.

### **Tanking**

Given the presence of critical infrastructure at basement level (as shown in Document "0476-SEW-ZZ-B1-DR-A-PL0999 P1" and "Figure 8.2" of the FRA), we recommend that comprehensive tanking measures be implemented. These should be designed to provide full waterproofing protection against both fluvial and groundwater ingress, up to and including the extreme flood level.

### **Peel Port Consultation**

This stretch of the River Irwell is classified as a non-main river and is under the management of Peel Ports. While it does not fall within the remit of the Environment Agency, any future mechanical intervention (such as maintenance or flood management works) should be considered in coordination with the relevant authority. Furthermore, the proposed development may result in increased loading on the riverbank. A detailed structural assessment should be undertaken to confirm that the bank is capable of supporting such loads without compromising its stability or increasing flood risk. This should be carefully reviewed by technical specialists from both Peel Ports and the LLFA.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me at the email address below.

Yours faithfully,

[REDACTED]

**Sustainable Places Advisor**

[REDACTED]