

FAO: Robert Griffin
Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2025/125076/01-L01
Your ref: 142652/FO/2025
Date: 30 June 2025

Dear Robert,

Erection Of 6 No. Residential Buildings Of 10, 8, 6 And 4 Storeys In Height To Provide Up To 262 Residential Dwellings (Use Class C3) With Ground Floor Commercial Uses (Use Class E (A-E)); Infrastructure Works Including Electric Substation And Associated Utilities Works, Basement And Ground Level Car Parking, Service Yard, Vehicular And Pedestrian Accesses; Together With Public Realm Works And Hard/Soft Landscaping Following The Demolition Of The Existing Buildings And Structures On Site.

Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Thank you for consulting us on the above application, on 20 June 2025.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Contaminated Land Commentary

This development site appears to have been the subject of past industrial activity which poses a risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use

We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/land-contamination-risk-management), when dealing with land affected by contamination
- Refer to the [contaminated land](https://www.gov.uk/guidance/contaminated-land) pages on gov.uk for more information
- Refer to [‘The Environment Agency’s approach to groundwater protection’](https://www.gov.uk/guidance/the-environment-agencys-approach-to-groundwater-protection)

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 187 of the National Planning Policy Framework.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,



Sustainable Places Planning Advisor

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