

11th June 2024

FAO Jennifer Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Ancoats Green, Manchester - Application for Partial Discharge of Conditions 7, 10 and 11 for Planning Permission Reference 136141/VO/2023

Please find enclosed a Condition Discharge application submitted by Manchester City Council (MCC), for the Partial Discharge of Conditions 7, 10 and 11 attached to Planning Permission 136141/VO/2023, relating to the proposals for redevelopment of Ancoats Green, Manchester.

For clarity, the description of development of development for the Planning Permission approved 27th March 2023 (Reference 136141/VO/2023) is as follows:

"City Council Development - Public realm improvements and associated works across 3 character areas including Ancoats Green (Area A), Prussia Street Arm Greenway (Area B) and Jersey Green (Area C)."

The proposals are to formalise and refurbish Ancoats Green and undertake improvements to Jersey Street, Wadeford Close as well as create an improved new link to Jersey Street and the Rochdale Canal.

Manchester City Council is now seeking to discharge the relevant planning conditions required prior to commencement of development. An application (Ref. CDN/24/0142) to discharge the pre-commencement conditions was therefore submitted to MCC (Local Planning Authority), and later approved on 16th May 2024. During the determination of this application, a number of comments were received from the relevant statutory consultees in relation to Conditions 7 (Drainage), 10 (Contaminated

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Land) and 11 (Infiltration) attached to application ref no 136141/VO/2023 in which we're unable to be addressed within the target determination period. As such, this application seeks to re-discharge these conditions with the supplementary / revised information requested by the statutory consultees. A tracker can be found within Appendix 1 of this Covering Letter detailing those comments, and the response from the technical consultants.

The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
7	<p><i>Notwithstanding the SuDs strategy (ref 1826-01-CIV-XX-XX-D-C-30001 REV P02) received by the City Council, as Local Planning Authority, on the 3 February 2023, (a) a phase of the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</i></p> <ul style="list-style-type: none"> <i>- A finalised drainage layout showing all components, outfalls, levels and connectivity;</i> <i>- Evidence of consultation with the Canal and Rivers Trust on feasibility of discharging surface water to the Rochdale Canal. An email of consultation will suffice.</i> <i>- Details of surface water attenuation that offers a reduction in surface water runoff rate to a maximum 5l/s. A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If</i> 	<p>Partial Discharge: Part a (Phase 1: Ancoats Green)</p> <p><i>Further details are to be submitted at a later date for the following phases of the development.</i></p>	<ul style="list-style-type: none"> Poland Street Zone – Ancoats Green Flood Risk Assessment, prepared by Civic Engineers. Proposed Drainage Strategy, prepared by Civic Engineers (1826-01-CIV-XX-XX-D-C-30001 C05) Ancoats Green Overland Flow Plan Sheet 1 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30002 P01) Ancoats Green Overland Flow Plan Sheet 2 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P01) Ancoats Green Drainage Details Sheet 3 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P03) Ancoats Green Hydrobrake Detail by Civic Engineers (1826-01-CIV-XX-XX-D-C-30004 P01) Ancoats Green Drainage Calculations Stage 5 Results, prepared by Causeway Correspondence with United Utilities Phase II GSA, prepared by E3p.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.</i></p> <p><i>- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;</i></p> <p><i>- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;</i></p> <p><i>- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.</i></p> <p><i>- Where surface water is connected to the public sewer, agreement in principle from</i></p>		

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.</i></p> <p><i>- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.</i></p> <p><i>- Hydraulic calculation of the proposed drainage system;</i></p> <p><i>- Construction details of flow control and SuDS elements.</i></p> <p><i>(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.</i></p>		
10	<p><i>a) Before a phase of the development commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, ground water contamination and/or ground gas relevant to the site shall be submitted for approval in writing by the City Council as local planning authority.</i></p> <p><i>The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).</i></p>	<p>Partial Discharge: Part a (Phase 1: Ancoats Green)</p> <p><i>Further details will be submitted to discharge Part B of this condition (Verification Report) at the relevant stage.</i></p>	<ul style="list-style-type: none"> • Phase II Geo-environmental Site Assessment, prepared by E3p (15-798-R2-1); • General Arrangement Soils Plan Sheet 1, prepared by Planit-IE (2895-PLA-XX-XX-DR-L-2007 C01); • Softworks Details Trees Tree Pits, prepared by Planit-IE (2895-PLA-XX-XX-DR-L-6000 C01); • Contamination Issues Plan, prepared by E3p. • Contaminated Land Remediation Strategy, prepared by E3p.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted for approval in writing by the City Council as local planning authority.</i></p> <p><i>The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted for approval in writing by the City Council as local planning authority.</i></p> <p><i>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (as approved within part (a) of this condition and prior to the first use of a phase of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.</i></p>		

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</i></p>		
11	<p><i>No drainage systems for the infiltration of surface water to the ground are permitted. Any proposals for such systems shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the commencement of a phase of development and must be supported by an assessment of the risks to controlled waters. The phase of the development shall be carried out in accordance with the approved details.</i></p>	<p>Partial Discharge (Phase 1: Ancoats Green)</p> <p><i>Further details are to be submitted at a later date for the following phases of the development.</i></p>	<ul style="list-style-type: none"> Poland Street Zone – Ancoats Green Flood Risk Assessment, prepared by Civic Engineers. Proposed Drainage Strategy, prepared by Civic Engineers (1826-01-CIV-XX-XX-D-C-30001 C05) Ancoats Green Overland Flow Plan Sheet 1 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30002 P01) Ancoats Green Overland Flow Plan Sheet 2 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P01)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
			<ul style="list-style-type: none">• Ancoats Green Drainage Details Sheet 3 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P03)• Ancoats Green Hydrobrake Detail by Civic Engineers (1826-01-CIV-XX-XX-D-C-30004 P01)• Ancoats Green Drainage Calculations Stage 5 Results, prepared by Causeway• Correspondence with United Utilities

Summary

In addition to the information submitted (highlighted in Table 1 above) as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking Partial Discharge of Conditions 7, 10 and 11.

The Application has been submitted via the Planning Portal (Planning Portal Reference: PP-13124468).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Katie Wray on 0161 455 6350 (kawray@deloitte.co.uk) and Cameron Radford on 0161 455 6768 (cameronradford@deloitte.co.uk)

Yours sincerely



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Appendix 1 – Response to statutory consultee comments

Consultee	Consultee Comments	Team Response	Consultee Response	Final Team Response
7 (DRAINAGE)	<p>United Utilities</p> <ol style="list-style-type: none"> 1. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change. 2. United Utilities will not allow building over or in close proximity to a water main. 3. United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. 	<p>Issued 27th March - The team have worked on the basis that The Canals and River Trust (CRT) would not accept surface water discharge into the Rochdale Canal as it is already at capacity and CRT directed the team away from discharging into the canal very early on in the project.</p> <p>From a sustainability perspective we have proposed that surface water should discharge into a water course as an early consideration in line with the hierarchy for surface water disposal. The hierarchy and justification for the strategy is below.</p> <ol style="list-style-type: none"> 1. Via infiltration. This isn't possible due to contamination issues in the ground. A planning condition prohibits infiltration to prevent mobilisation of contaminants 2. To watercourse. The Canals and River Trust advised that it was not possible to discharge surface water to the 	<p>Received 27th March - Before commenting further on your drainage proposals can you please elaborate why a infiltration system is not possible – was ground remediation considered?</p> <p>In addition can you confirm how you calculated your proposed discharge rate.</p>	<p>Meeting between Civic Engineers and United Utilities 07/05/24. UU accepted that discharge via infiltration was not viable due to the below ground conditions of made ground and cohesive soils and that a connection into the combined water sewer in Wadeford Close was acceptable. UU requested a minor update to the proposals of the inclusion of a non-return valve on the outfall to the combined water sewer at a restricted rate of 5.0l/s An email to UU was issued detailing the conversation along with updated drawing to which UU responded, please see attached email and latest drainage drawing.</p>

Consultee	Consultee Comments	Team Response	Consultee Response	Final Team Response
		<p>Rochdale Canal due to capacity issues.</p> <p>3. To surface water sewer. There are no surface water sewers located near to the site</p> <p>4. To combined sewer. This is the only viable options for drainage of Ancoats Green</p>		
10 (CONTAMINATED LAND)	<p>Environment Agency</p> <ul style="list-style-type: none"> <i>'We have previously reviewed the Phase II Geo-Environmental Site Assessment and identified information gaps associated with Phase 1 (Ancoats Green) as referred to in our previous correspondence SO/2023/122901/01-L01 in reference to application 136141/VO/2023.</i> <p><i>Additional ground investigation and assessment have not been undertaken'</i></p>			Please refer to E3P remediation strategy report.
11 (INFILTRATION)	<p>Environment Agency</p> <ul style="list-style-type: none"> <i>'We feel that the submitted documents for Condition 11 may not be supported appropriately due to the lack of ground investigation and</i> 			As per comment for condition 7, United Utilities have accepted that the ground conditions do no merit surface water discharge via infiltration and that a connection to the public sewer is acceptable at a restricted rate of 5.0l/s.

Consultee	Consultee Comments	Team Response	Consultee Response	Final Team Response
	<i>identified information gaps, as explained for Condition 10'</i>			