

Fw: RE: Uploading to CDN/24/0060 Condition no.7 -Former Jacksons Brickworks Site Ten Acres Lane

From: Young, Tom R [REDACTED]

Sent: 19 March 2024 12:47

To: Sue Wills [REDACTED]

Cc: Lam, Matthew [REDACTED]; Brown, Rachel [REDACTED]; Brabrook, Jemma [REDACTED]

Subject: RE:CDN/24/0060 Condition no.7 -Former Jacksons Brickworks Site Ten Acres Lane

 1 attachments (52 KB)

Figure 1.pdf;

Hi Sue,

I hope you are well.

Please see below our responses to condition 7 queries. Can you please let us know if there are any additional comments to come through from the EHO?

EHO Comments on Condition 7 information in email from Sue Wills dated 6th March 2024	VertaseFLI Response
Figure 1 - PFAS graphs is blurry and hard to read, it also has not been repeated in the appendix like the other maps/figures.	See reproduced figure attached
The have referenced an old version of the YALPAG cover systems verification guidance. But, that being said MCC has not adopted it and they need to refer to our guidance which is available here	Understood – the following document shall be referenced in the final version of the submission once all comments have been received: <i>Manchester City Council (2021). Planning and Contaminated Land. Technical Guidance. February 2021</i>
Appendix B is empty, so this needs to be added.	Please confirm you were able to download this: https://deloitteuk.sharefile.com/d-s8936fd51f4314d3ba436fa651b5dc044

Thanks,

Tom Young

Pronouns: he / him / his

Manager | Deloitte LLP

M: [REDACTED]

From: Brabrook, Jemma <[REDACTED]>
Sent: 14 March 2024 09:28
To: Sue Wills [REDACTED]
Cc: Lam, Matthew [REDACTED]; Brown, Rachel [REDACTED]; Young, Tom R [REDACTED]
Subject: RE: [EXT] CDN/24/0060 Condition no.7 -Former Jacksons Brickworks Site Ten Acres Lane

Hi Sue

Apologies for the follow up, following a project team meeting yesterday afternoon I'd be grateful if you could confirm/ provide the below – I've set out in full for completeness:

CDN/24/0060 - Condition 7 (remediation strategy)

- EA comments– noting that the determination date is 25 March, we're not aware of any comments to date. Given the proximity of the target determination, an conscious this provides limited time for the project team to come back on any queries/ comments.
- EHO – previous correspondence noted that comments issued last week were initial comments and the remediation strategy was subject to a more detailed review – as above, please can more detailed comments be provided at the earliest convenience (if received)

CDN/23/0850 – Condition 10 (site levels) and condition 18 (canal protection measures)

- Condition 10 - In response to EA and CRT comments (dated 07/02 and 05/02) – site level cross sections issued 19/02. Are the EA and CRT satisfied or are there any outstanding/ further comments from any consultees?
- Condition 18 - project team response issued 20/02 in response to EA and CRT comments. As above, are the EA and CRT satisfied or are there any outstanding/ further comments from any consultees?

A couple of additional points to note below in terms of progressing other condition discharge applications:

- We're looking to re-submit conditions 3 (CMP), 4 (CEMP) and 14 in one condition discharge application within the next week or so. Within the submission we'll look to append a tracker to our Covering Letter, setting out previous comments received and project team response. We will keep you updated on progress with this.
- Aware that we've not submitted anything to date on condition 8 (ground stabilisation works plan) – we'll be looking to submit this separately as one batch (expect once the remediation strategy/ condition 7 is resolved).

Many thanks

Jemma Brabrook

Pronouns: she / her / hers

Senior Planner | Deloitte LLP
[REDACTED]

From: Brabrook, Jemma

Sent: 13 March 2024 15:29

To: 'Sue Wills' [REDACTED]

Cc: Lam, Matthew [REDACTED]; Brown, Rachel [REDACTED]; Young, Tom R

[REDACTED]
[REDACTED] 0 Condition no.7 -Former Jacksons Brickworks Site Ten Acres Lane

Hi Sue

Thanks for issuing the below – I shared these with the project team last week and we have a catch up shortly this afternoon. If you receive anything further please let me know.

Just to note, I'm on leave from the end of this week for three weeks (returning 8 April) – during this time please can you send all email correspondence to Rachel, Matt as well as my colleague Tom Young (copied in).

Tom will be picking up Jacksons Brickworks day to day while I'm on leave but would be grateful if you could keep Matt, Rachel and me cc'd in so everyone is looped in.

Many thanks

Jemma Brabrook

Pronouns: she / her / hers

Senior Planner | Deloitte LLP

[REDACTED]

From: Sue Wills [REDACTED]

Sent: 06 March 2024 13:41

To: Brabrook, Jemma [REDACTED]

Subject: [EXT] CDN/24/0060 Condition no.7 -Former Jacksons Brickworks Site Ten Acres Lane

Dear Jemma,

I received initial comments from Environmental Health officers in regard to the remediation strategy . They had noted the following points that require adding/correcting

1. Figure 1 - PFAS graphs is blurry and hard to read, it also has not been repeated in the appendix like the other maps/figures.
2. The have referenced an old version of the YALPAG cover systems verification guidance. But, that being said MCC has not adopted it and they need to refer to our guidance which is available [here](#)
3. Appendix B is empty, so this needs to be added.

They advised they would provide detailed comments after a more thorough examination of the submitted report , but suggest that it would assist if these matters can be addressed.

Further comments have then been received confirming their acceptance of the principle of the RS, but given you are proposing this to be a dynamic remediation strategy they advise that condition 7 will not be able to be fully discharged until the further site investigation as detailed in sections 9.13 to 9.16 has been undertaken and the results reported/remediation strategy finalised.

Further investigation has also be recommended into the water breakout onto the canal tow path at the Ten Acres Lane end of the site and also for the deeper fill (>3m depth).

Post remediation ground gas monitoring is also to be undertaken (it does not specify if this will be part of the remediation application or the final development application).

I would therefore request that matters raised in point nos.1-3 above are addressed for completeness . Furthermore, given the outstanding investigations referred to above which would be needed before condition no.7 could be discharged , please can you advise how you wish to proceed.

Kind regards,

Sue Wills
Principal Planner
Development Management Areas
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Growth and Development Directorate.
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