From: Cawley, Greg
To: Radford, Cameron N; Wray, Katie
Cc: Agar, Alex; Lloyd, Joel
Subject: [EXT] Re: Ancoats Green Conditions (CDN/24/0142)
Date: 10 May 2024 16:01:39
Attachments: image001.png
15-798-R1- Ancoats Green - Phase II GSA - January 2023.pdf
1826-01-CIV-XX-XX-D-C-30001.pdf
RE_ RE_ Ancoats Green - Discharge of Condition 7 (Drainage) of 136141_VO_2023 - Poland Str - Poland Street Zone.eml.msg

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Hi Cameron,

Please see the attached revised drainage strategy following consultation with UU earlier this week. I've also attached the email exchange with Civic and UU. We're still waiting on the revised contamination strategy report from E3P, however Civic have confirmed that they're chasing this and will try and get it over to us as early as possible.

Kind regards,

Greg Cawley MCIOB, MSc
Senior Project Manager
PPS
AtkinsRéalis
T: +44 161 245 3411 **M:** +44 7826 941609 LinkedIn
The Exchange, 3 New York Street
Manchester , Greater Manchester, M1 4HN, United Kingdom

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: 08 May 2024 18:32
To: Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Wray, Katie (UK - Manchester) <kawray@deloitte.co.uk>
Cc: Agar, Alex <Alex.Agar@atkinsrealis.com>; Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Subject: RE:Ancoats Green Conditions (CDN/24/0142)

Thanks Greg, that's great news!

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Deloitte | Deloitte LLP
D: +44 (0)161 455 6768 | M: +44 7436290775

From: Cawley, Greg <Greg.Cawley@atkinsrealis.com>
Sent: Wednesday, May 8, 2024 6:24 PM
To: Radford, Cameron N <cameronnradford@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>
Cc: Agar, Alex <Alex.Agar@atkinsrealis.com>; Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Subject: [EXT] Re: Ancoats Green Conditions (CDN/24/0142)

Hi Cameron,

Just by way of an update, we had a meeting with UU on Tuesday and believe that we've found an acceptable position for all parties. Civic are drafting up the response to the UU queries which we have verbally been informed are acceptable to close Conditions 7 & 11. We're also waiting on the updated information from E3P for the contamination strategy that we're hoping to have received by the end of the week.

I'm sitting down with MCC tomorrow, so I'll get an update on the instruction to proceed with the discharge of the above ground conditions.

Kind regards,

Greg Cawley MCIOB, MSc
Senior Project Manager
PPS

AtkinsRéalis
T: +44 161 245 3411 **M:** +44 7826 941609 LinkedIn
The Exchange, 3 New York Street
Manchester , Greater Manchester, M1 4HN, United Kingdom

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: 02 May 2024 09:26
To: Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Wray, Katie (UK - Manchester) <kawray@deloitte.co.uk>
Cc: Agar, Alex <Alex.Agar@atkinsrealis.com>; Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Subject: RE:Ancoats Green Conditions (CDN/24/0142)

Good Morning,

Thanks for the update Greg. We'd be grateful if you could get some timescales as soon as you can to the below so we can go back to the case officer and provide her with some clarity on timescales / comfort.

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Deloitte | Deloitte LLP
D: +44 (0)161 455 6768 | M: +44 7436290775

From: Cawley, Greg <Greg.Cawley@atkinsrealis.com>
Sent: Wednesday, May 1, 2024 4:10 PM
To: Wray, Katie <kawray@deloitte.co.uk>; Radford, Cameron N <cameronnradford@deloitte.co.uk>
Cc: Agar, Alex <Alex.Agar@atkinsrealis.com>; Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Subject: [EXT] Re: Ancoats Green Conditions (CDN/24/0142)

Hi Both,

Just as an FYI - Civic have arranged a meeting with UU for 07/05/24, which is the earliest date they've been given to discuss the matter.

Civic have also instructed the drafting of the report for the Contaminated Land Strategy, which we're chasing for an issue date.

Kind regards,

Greg Cawley MCIOB, MSc
Senior Project Manager
PPS
AtkinsRéalis
T: +44 161 245 3411 **M:** +44 7826 941609 LinkedIn
The Exchange, 3 New York Street
Manchester , Greater Manchester, M1 4HN, United Kingdom

From: Wray, Katie <kawray@deloitte.co.uk>
Sent: 01 May 2024 11:11
To: Radford, Cameron N <cameronnradford@deloitte.co.uk>; Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>; Zac Gannon <zac.gannon@civicengineers.com>; chris.kendrick@civicengineers.com <chris.kendrick@civicengineers.com>; Thomas Clark <thomas.clark@civicengineers.com>
Cc: Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Agar, Alex <Alex.Agar@atkinsrealis.com>
Subject: RE:Ancoats Green Conditions (CDN/24/0142)

Just to reiterate, the LPA only extend determination deadlines in exceptional circumstances and so where information is missing they will refuse the application. The LPA will make a decision in 2 weeks. All the outstanding requests need to be addressed therefore within the next week at the latest to allow further statutory consultation; even then it will be tight.

Consultee	Consultee Comments	Team Response	Consultee Response	Final Team	Status

				Response	
CONDITIONS 2 (PHASING)	No comments received.	No action.			No action.
7 (DRAINAGE)	United Utilities 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.	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. 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. 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 Rochdale Canal due to capacity	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? In addition can you confirm how you calculated your proposed discharge rate.		Civic to pick up comments received on 27th March. Civiv have reengaged with CRT and have recevied a response stating that that they now consider new connections for certain sites as their stance has changed in recent years. They have however stated that it's "very unlikely" that they would accept a connection from the green anyway as this is too far away and would risk future uncontrolled connections into the surface water drainage. Civic have responded to UU directly based on their latest queries, but they haven't specifically asked for this again so they were intending to

		issues. 3. To surface water sewer. There are no surface water sewers located near to the site 4. To combined sewer. This is the only viable options for drainage of Ancoats Green			hold off sharing as it may open up some further work in submitting our proposals formally to the CRT in order for them to reject, which obviously seems like a waste of resource.
8 (ARCHAEOLOGY)	No comments received.	No action.			No action.
9 (CMP)	EHO • *'The proposed construction hours are not in line with the MCC approved hours and need updating to Monday-Friday 07:30 to 18:00, Saturday 08:30 to 14:00.'*	Report has been amended to reflect MCC proposed working hours.			Issued on 4th April.
10 (CONTAMINATED LAND)	Environment Agency • *'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. Additional ground investigation and assessment have not been undertaken'*				Civic picking up.
11 (INFILTRATION)	Environment Agency • *'We feel that the submitted documents for Condition 11 may not be supported appropriately due to the lack of ground investigation and identified information gaps, as explained for*				As above, with CDN 7.

	Condition 10'				

Many thanks

Katie Wray
Pronouns: she / her / hers
Director | Deloitte LLP
D: 0161 455 6350 | M: 07833 481570

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Wednesday, May 1, 2024 10:00 AM
To: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>; Zac Gannon <zac.gannon@civicengineers.com>; chris.kendrick@civicengineers.com; Thomas Clark <thomas.clark@civicengineers.com>
Cc: Wray, Katie <kawray@deloitte.co.uk>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Agar, Alex <Alex.Agar@atkinsrealis.com>
Subject: RE: Ancoats Green Conditions (CDN/24/0142)

Good Morning,

Hope you're well.

It would be good if the team could please provide an update on the status of the items below today, and likely dates for when information may be available. If beneficial for all, we could set up a meeting later today / this week to run through the actions.

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Deloitte | Deloitte LLP
D: +44 (0)161 455 6768 | M: +44 7436290775

From: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Sent: Tuesday, April 30, 2024 10:11 AM
To: Zac Gannon <zac.gannon@civicengineers.com>; chris.kendrick@civicengineers.com; Thomas Clark <thomas.clark@civicengineers.com>
Cc: Radford, Cameron N <cameronnradford@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Agar, Alex <Alex.Agar@atkinsrealis.com>
Subject: [EXT] RE: Ancoats Green Conditions (CDN/24/0142)

Zac / Thomas,

In Chris' absence, Is anybody picking up from Civic on the below planning items?

Kind Regards,

Joel Lloyd
Apprentice Project Manager
AtkinsRéalis
M: 07880457296
The Exchange, 3 New York Street
Manchester, M1 4HN, United Kingdom

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Monday, April 29, 2024 10:31 AM
To: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>; chris.kendrick@civicengineers.com
Cc: Wray, Katie (UK - Manchester) <kawray@deloitte.co.uk>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Agar, Alex <Alex.Agar@atkinsrealis.com>
Subject: RE:Ancoats Green Conditions (CDN/24/0142)

Good Morning,

Just wanted to check if there is any update on the below table?

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Deloitte | Deloitte LLP
D: +44 (0)161 455 6768 | M: +44 7436290775

From: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Sent: Monday, April 22, 2024 10:15 AM
To: chris.kendrick@civicengineers.com
Cc: Wray, Katie <kawray@deloitte.co.uk>; Radford, Cameron N <cameronnradford@deloitte.co.uk>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>; Agar, Alex <Alex.Agar@atkinsrealis.com>
Subject: [EXT] RE: Ancoats Green Conditions (CDN/24/0142)

Hi Chris,

Please can you provide an update against the table on Cameron's email below on the items currently sat with Civic?

Kind Regards,

Joel Lloyd
Apprentice Project Manager
AtkinsRéalis
M: 07880457296
The Exchange, 3 New York Street
Manchester, M1 4HN, United Kingdom

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Friday, April 19, 2024 10:10 AM
To: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>; chris.kendrick@civicengineers.com
Cc: Wray, Katie (UK - Manchester) <kawray@deloitte.co.uk>
Subject: RE:Ancoats Green Conditions (CDN/24/0142)

Good Morning,

Hope you're well.

We've had further queries (see attached) from United Utilities. I've added these into the table below for completeness (in blue) but would be grateful if Civic could review this and ensure this is incorporated into their response.

If you have any questions, then please let us know.

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Deloitte | Deloitte LLP
D: +44 (0)161 455 6768 | M: +44 7436290775

From: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>
Sent: Thursday, April 18, 2024 10:11 AM
To: Radford, Cameron N <cameronnradford@deloitte.co.uk>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>
Cc: Wray, Katie <kawray@deloitte.co.uk>
Subject: [EXT] RE: Ancoats Green Conditions (CDN/24/0142)

Hi Cameron,

Thanks for the tracker that's really useful.

On condition 10, we are in dialogue with Civic at the moment on this and hoping to receive a response asap. I'm hopeful with a combined effort we can close out the remaining comments fairly soon.

Kind Regards,

Joel Lloyd
Apprentice Project Manager
AtkinsRéalis
M: 07880457296
The Exchange, 3 New York Street
Manchester, M1 4HN, United Kingdom

From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Wednesday, April 17, 2024 7:26 PM
To: Lloyd, Joel <Joel.Lloyd@atkinsrealis.com>; Cawley, Greg <Greg.Cawley@atkinsrealis.com>
Cc: Wray, Katie (UK - Manchester) <kawray@deloitte.co.uk>
Subject: Ancoats Green Conditions (CDN/24/0142)

Good Afternoon Both,

Hope you're well.

For ease, I've prepared a tracker below to capture all the comments received on the application to date. I've sent a couple chasers on drainage related items but would be greatly appreciated if you could please provide an update / chase Civic on CDN 10 (Contaminated Land)?

Please let us know if you have any questions.

Consultee	Consultee Comments	Team Response	Consultee Response	Final Team Response	Status
CONDITIONS 2 (PHASING)	No comments received.	No action.			No action.
7 (DRAINAGE)	United Utilities 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	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. From a sustainability perspective we have proposed that surface water should discharge into a water course as an early	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? In addition can you confirm how		Civic to pick up comments received on 27th March. Deloitte chasing with Louise McManus at MCC to obtain correspondence from the Canals and Rivers Trust that water from Ancoats Green cannot be discharged in to the canal (from Full Planning Application)

	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.	consideration in line with the hierarchy for surface water disposal. The hierarchy and justification for the strategy is below. 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 Rochdale Canal due to capacity issues. 3. To surface water sewer. There are no surface water sewers located near to the site 4. To combined sewer. This is the only viable options for drainage of Ancoats Green	you calculated your proposed discharge rate. Received 18th April - Please provide a plan showing where all of the infiltration tests were completed – has all of the site been checked? It would appear as per the drainage plan that the proposal is to drain land drainage, please note we do not accept land drainage into the public sewer network and I cannot accept this proposal at any rate		
8 (ARCHAEOLOGY)	No comments received.	No action.			No action.
9 (CMP)	EHO • *'The proposed construction hours are not*	Report has been amended to reflect MCC proposed			Issued on 4th April.

	in line with the MCC approved hours and need updating to Monday-Friday 07:30 to 18:00, Saturday 08:30 to 14:00.'	working hours.			
10 (CONTAMINATED LAND)	Environment Agency • *'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. Additional ground investigation and assessment have not been undertaken'*				Civic picking up.
11 (INFILTRATION)	Environment Agency • *'We feel that the submitted documents for Condition 11 may not be supported appropriately due to the lack of ground investigation and identified information gaps, as explained for Condition 10'*				As above, with CDN 7.

Many thanks,

Cameron Radford (pronounced Cam-e-ron)
Pronouns: he / him / his
Assistant Manager - Planning Consultant | Financial Advisory | Real Estate | Deloitte | Deloitte LLP
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