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Our ref: SO/2024/124086/01-L01
Your ref: MCC Victoria North HIF
Date: 12 April 2024

FAO: Victoria North Housing Infrastructure Funding (HIF) Team

**ENVPAC/1/GMC/00580 – VICTORIA NORTH HIF – ENVIRONMENT AGENCY /
MANCHESTER CITY COUNCIL**

**TECHNICAL REVIEW OF ‘ADDENDUM TO REMEDIATION IMPLEMENTATION
PLAN (RIP): PHASE 1 RE-USE CRITERIA’ FOR 137079/JO/2023**

**RED BANK, COLLYHURST ROAD / DANTZIC STREET AND UNION STREET
BRIDGE**

Thank you for requesting advice from the Environment Agency (EA) under chargeable agreement ENVPAC/1/GMC/00580 for the Victoria North (VN) Housing Infrastructure Fund (HIF) ‘Enabling Works’ project established in Manchester City Council (MCC).

Previously, the EA recommended the discharge of condition 7a (Ground Conditions) attached to 137079/JO/2023 for the Victoria North ‘Phase 1’ area only (CDN/23/0746) based on the information presented at that time. We note remedial works have progressed on site and following further consideration of the re-use criteria for the ‘Phase 1’ area, the VN HIF team have revisited the approved approach under CDN/23/0746.

Therefore, we are now in receipt of the following document for review:

- Victoria North Technical Note. Addendum to Remediation Implementation Plan (RIP): Phase 1 re-use criteria. Prepared by Arup. Ref. 4-05-11. Date: 18th March 2024.

In addition to the above, we have revisited the following documentation to aid in informing our response:

- Victoria North HIF Infrastructure Works – Controlled Waters Detailed Quantitative Risk Assessment (DQRA). Ref. VNIF-ARP-ZZ-YYY-RP-CG-1000. Rev. P01. Date: 21st August 2023.
- Remediation Implementation and Verification Plan for the Victoria North HIF Infrastructure Works – Phase 1. Prepared by Arup. Date: October 2023.

In line with the above context, please find below the EA’s commentary on the above technical note:

Technical Note – Addendum to Remediation Implementation Plan (RIP): Phase 1 Re-Use Criteria (dated 18th March 2024)

Thank you for the submission of the above listed Technical Note for review. Through our previous Service Level Agreement ENV6004932R, the EA has engaged with the

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Victoria North HIF project team on the details / documentation required to support their submissions under condition 7a (Ground Conditions) for the 'Phase 1' area. We note the re-use criteria for 'Zone 1' in Table 34 of the Controlled Waters Risk Assessment (CWRA) (dated 21st August 2023) has been referred to in the approved Remediation Implementation and Verification Plan for the Victoria North HIF Infrastructure Works (prepared by Arup, dated October 2023) as discharged under condition 7a for 'Phase 1' only.

We have briefly revisited the work in these reports to affirm the distinction between the Phase 1 development, earthworks area 1 of the development, and 'Zone 1', as in Drawing 14 (Job No. 282022-00, Rev P1), which was developed as a part of the detailed assessment of risks from the site within the DQRA. It is noted the Controlled Waters Risk Assessment (CWRA) (EA review commentary under SO/2023/123040/02-L01, 3rd October 2023) was produced to determine the risks to 'controlled waters' and associated reuse criteria for the Victoria North development as a whole.

Having gained clarity, we agree that there appears to have been a misinterpretation of what 'Zone 1' and 'Phase 1' were, in the context of the narrative in which was being discussed. We agree that the use of 'Zone 1' values is overly conversative for the Phase 1 area of the development. We acknowledge and welcome the protocol for reuse of materials, particularly in Section 7.7.2 of the Remediation Implementation and Verification Plan (dated 3rd October 2023).

We can confirm that we are happy to accept the proposed way forwards under Section 2 and 3 of the Technical Note. We note a separate technical note for material re-use will be produced for the Phase 2 area (St. Catherine's Wood) in future. We would welcome an opportunity to review any reporting associated with the remedial approach for the Phase 2 area prior to your formal submission to MCC under condition 7a attached to 137079/JO/2023.

Next Steps

Noting the revised approach to material re-use for the Phase 1 area detailed within the Technical Note (dated 18th March), we are aware this deviates from the proposals within the Remediation Implementation and Verification Plan (dated 3rd October 2023) as approved under CDN/23/0746. We welcome the intention that following EA approval the Technical Note will form an addendum to this report.

We would request, therefore, the Victoria North HIF project team clarifies how the Technical Note is intended to be formalised through the planning process through discussions with MCC's Local Planning Authority. The EA consider this critical to ensure clarity on the subsequent verification works required to be undertaken and effectual discharge of condition 7b (verification works) attached to 137079/JO/2023, whereby such works and associated reporting will need to align with the approved remedial approach / criteria values as approved under condition 7a.

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Should you have any queries on the contents of this letter or require further discussion and / or technical review under our existing chargeable agreement, then please do not hesitate to contact me.

Yours faithfully

Ms Anne-Marie McLaughlin
Planning Advisor

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