Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

11 April 2024

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

FAO Sue Wills

Dear Sue

Jackson's Brickworks (Remediation), Manchester – Application for Discharge of Conditions 3, 4, and 14 attached to Planning Permission Ref: 129197/FO/2021

Please find enclosed a condition discharge application (the "Application"), in relation to Jackson's Brickworks remediation work, Planning Permission Reference: 129197/FO/2021. The applicant is Nuvu Development Ltd (the "Applicant").

This Application is submitted to fully discharge Conditions 3 (Construction Management Plan), 4 (Construction Environmental Management Plan), and 14 (Surface Water Drainage) attached to Planning Permission 129197/FO/2021.

Background

On 29 October 2021, Manchester City Council granted Full Planning Permission (Ref: 129197/FO/2021) for remediation works on the site (the "Planning Permission"). The approved description of development by the Planning Permission is as follows:

"Site remediation works including removal of existing vegetation, ground works and other associated works."

For context, the remediation works will unlock the Site's potential to be re-developed. Planning Consent was obtained on 5th May 2023 for a residential-led scheme via a hybrid Planning Permission (ref: 133700/FO/2022).

Withdrawn Applications

Two condition discharge applications were previously submitted to Manchester City Council in relation to conditions 3, 4 and 14, with both applications subsequently withdrawn. For completeness details of the previous submissions are as follows:

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- Conditions 3 (Construction Management Plan) & 4 (Construction Environmental Management Plan) – Application Ref: CDN/23/0783, validated on 17th November 2023, withdrawn on 6th February 2024.

- Condition 14 (Surface Water Drainage) – Application Ref: CDN/23/0816, validated on 30th November 2023, withdrawn on 6th February 2024.

Please note, for completeness a tracker of consultee comments in relation to the above applications prepared has been included as Appendix A, alongside project team responses. Please refer to Appendix A for full details, alongside supporting information detailed in Table 1.

Condition Discharge

Table 1 sets out the relevant conditions and the information that are submitted in support of the Application for discharge.

Table 1. Conditions and Information Submitted

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
3	**Construction Management Plan** *"Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:* • *The routing of construction traffic;* • *Detail the vehicular activity associated with the construction including appropriate swept path assessment;* • *Details of the location and arrangements for contractor parking;* • *The identification of the vehicular access points into the site;* • *Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;* • *The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;*	Full Discharge	Construction Environmental Management Plan (Ver. 6) dated 18th January 2024 prepared by Vertase FLI Please refer to the following sections of the CEMP for details required by condition 3: • Section 8 • Section 9 • Appendix F Drawing Ref: D1932_22

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
	• *For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site; and,* • *Identify measures to reduce noise emissions.* *Development shall be carried out in accordance with the approved construction management plan."*		
4	Construction Environmental Management Plan *"Prior to the commencement of the development a detailed construction environmental management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:* • *Construction logistics plan (incl. dust and odour monitoring);* • *Dust Management Plan;* • *Lighting drawings and specifications;* • *Site compound facilities plan;* • *Details of perimeter fencing (Including location);* • *Surface water management plan;* • *Noise and vibration management plan;* • *Non-native species management plan;* • *Air quality statement;* • *Construction dust assessment;* • *Traffic management plan;* • *Site waste management plans;* • *Materials management plan; and,*	Full Discharge	Construction Environmental Management Plan (Ver. 6) dated 18th January 2024 prepared by Vertase FLI Please refer to the following sections of the CEMP for details required by condition 4: • Section 7 • Section 8 • Section 9 • Section 11 • Appendix F Drawing Refs: D1932_22 • Appendix B

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
	• *Environmental response plan."*		
14	Temporary Surface Water Drainage Strategy *"No development shall take place until a document highlighting a temporary surface water drainage strategy, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved temporary surface water drainage strategy."*	Full Discharge	Supporting Letter dated 10th November 2023 prepared by Alan Johnson Partnership confirming the temporary surface water management is promptly addressed. Temporary Surface Water Drainage Strategy (Rev A) prepared by Vertase FLI Construction Environmental Management Plan (Ver. 6) dated 18th January 2024 prepared by Vertase FLI Please refer to the following section of the CEMP for details required by condition 14: • Section 9.3 – Water Protection and Surface Water Management

In summary, the CEMP (Ver. 6) and the Temporary Surface Water Drainage Strategy (Rev A) noted in the table above are considered sufficient to cover the requirements set out for all Conditions 3, 4, and 14. As noted previously, to provide maximum level of information and clarity, Appendix A provides a full recount of all previously received comments from various consultees on Applications Refs: CDN/23/0783 and CDN/23/0816 and the project team's responses.

In addition to the document listed in Table 1 and this covering letter, the Application also comprises an application form.

The Application has been submitted through the Planning Portal and the reference number for this application is PP-12787966.

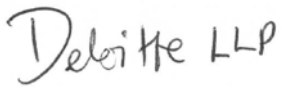
A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal. We request the Local Planning Authority's express written consent that the enclosed

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information is sufficient to allow the full discharge of Conditions 3 (Construction Management Plan), 4 (Construction Environmental Management Plan), and 14 (Surface Water Drainage) as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely



For Deloitte LLP

Encl.
Appendix A

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Appendix A – SCHEDULE OF RESPONSES

Construction Management Plan (3) and Construction Environmental Management Plan (4) (previously application ref: CDN/23/0783 – *withdrawn)*

Consultee	Consultee Comments	Project Team Response
Environmental Health	From a noise pollution perspective, EHO have requested a list of machinery detailing dB levels with the mitigations applied. Furthermore, the CMP and CEMP need to reference the logging of noise and vibration monitoring, and that the data from the monitoring will be kept available to show appropriate officers when needed. From a contaminated land perspective, they have advised that the CEMP needs to reference the Remediation Strategy as a key document. At present the document only references a Noise and Vibration Management Plan and an Air Quality Statement as an additional key document. Furthermore, it is requested that due to the nature of contamination, the contaminated land section in document needs to be a little more detailed and cover dealing with hazardous substances such as PFAS. Officers are not expecting the CEMP to re-iterate everything in the Remediation Strategy, but as it stands it is quite generic and could cover any brownfield site and should address the known specific issues that this site has. In view of the comments received conditions 3 and 4 cannot be discharged at this time.	CEMP (Ver. 5) was submitted for EHO's consideration on 19th December 2023. ***NB** CEMP (Ver. 4) was submitted originally with the application. For completeness CEMP (Ver. 6) was subsequently updated and issued to address EA comments (see below - in January 2024). In response to EHO comments (dated 4/12/24) received in relation to CEMP (Ver. 4) the latest CEMP submitted as part of this application (Ver. 6) has been updated accordingly: - Section 9.10.3 in the CEMP & CMP has been updated to now include List of typical machinery and dB levels, plus more detail on mitigation measures proposed. - Sections 9.10.2 and 9.11.4 have been added to include the lagging of environmental data and availability on site for local officers. - The key documents section of the report Section 2 has been updated to include the Remediation strategy reference (NB the remediation strategy has been submitted for approval by MCC under a separate condition discharge application, to support the discharge of condition 7 ref: CDN/24/0060 – *awaiting determination*). - Section 9.13 amended to include further details of the types of contamination to be present on site, including hazardous substances. - We would note that the issues we will encounter are indeed much the same as many brownfield sites however Sections 3, 4.1, 4.2 6.2, 7.8 and 9 have been altered to highlight site specific issues.

Consultee	Consultee Comments	Project Team Response
Environmental Agency	**Condition 3** Noting the wording of condition 3 attached to 129197/FO/2021 which in its written scope principally seeks to govern matters associated with construction operations which do not interact /pose adverse risk to controlled waters and therefore are outside the primary planning remit/focus of the EA, they have no objection, in principle, to the discharge of condition 3 attached to 129197/FO/2021. However, they advise consideration to the below further commentary by all relevant parties prior to final planning determination on this condition being made. Noting the primary scope of 129197/FO/2021 (site remediation / preparatory works) and in association with this observing the fact condition 7 (remediation strategy) attached to the permission has not yet been discharged, with consideration to point that final site remedial works could potentially to influence the final/favourable positioning of any site/compound facilities, treatment area(s) or site routing/roads intended they would advise prior to any subsequent discharge of condition 3 the applicant/developer seeks to assure themselves that no alteration to the layout shown within Appendix F / Drawing D1932_22 will be required going forwards. In association with the above, they note that should any remedial strategy subsequently approved under condition 7 require alternative site arrangement(s) then that presented under Drawing D1932_22 / Appendix F to enact then further revision of current condition 3 discharge submission(s) may become warranted to ensure final planning compliance is and can be achieved. In line with the above and their present position for condition 4 (see detailed below) notwithstanding (which creates potential complication for a singular report which seeks the discharge of condition 3 and 4 concurrently), in the interest of efficiency for all parties, they advise it may be appropriate to postpone determination of condition 3 until clarity/certainty is gained regarding the remedial strategy to be enacted under condition 7. However, they appreciate that final determination on how to approach this matter will need to be made by the applicant/agent in discussion with the Local Planning Authority (LPA) and the discharge of condition 7 is not, as the condition is written, a prerequisite requirement. **Condition 4**	CEMP (Ver. 6) was submitted for EHO's consideration on 24th January 2024, to respond to EA comments dated. ***NB** CEMP (Ver. 4) was submitted originally with the application. **Condition 3** It is acknowledged that the EA have noted that given the wording of condition 3, it is outside of the primary remit and focus of the EA, and that they have no objection in principle to the discharge of condition 3 – the EA makes reference to all other relevant parties commenting prior to determination. On that basis, subject to agreement / sign off by other consultees / stakeholders, it is our understanding that condition 3 can be discharged. We highlight the comments received from Environmental Health which have been responded to and an updated CEMP issued to MCC on 02.02.24. On behalf of our client it is considered all matters have been addressed and are resolved. We recognise that EA make specific reference to condition 7 not yet being discharged and the need to ensure that the positioning of any site / compound facilities and treatment areas may be impacted by final site remediation works. Condition 3 is a separate, standalone condition attached to planning permission 129197/FO/2021; which must be considered, and discharged without reliance on information required by other conditions attached to the Decision Notice. Conditions must be considered on their own merits i.e. the discharge of condition 3 should not be linked to condition 7. In this regard we note condition 3 does not require details of the site compound to be submitted, and it is therefore considered that sufficient information has been submitted to support the discharge of condition 3. However, condition 4, attached to planning permission 129197/FO/202 requires 'Site compound facilities plan;' to be submitted to the LPA within the CEMP – one CEMP has been submitted in support of this condition discharge application which relates to both condition 3 and 4. A Site Access and Compound drawing (D1932_22) is included at Appendix F of the submitted CEMP. Paragraph 7.4.1 of the submitted CEMP states that "appropriate site offices and cabins appropriate for the number of workers and expected visitors, will be strategically located on site and will be relocated if necessary, during the works" Paragraph 7.4.1 also notes "the initial proposed location for the Site Compound is shown on Drawing D1932_20 Site Access and Compound", and so therefore shows the initial proposed location.

Consultee	Consultee Comments	Project Team Response
	As submitted, they are unable to recommend the discharge of condition 4 attached to 129197/FO/2021. Noting the written scope of condition 4, they consider that insufficient clarity and detail has currently been provided regarding the matters of materials management (Section 9.4 of Vertase FLI report) and site waste management (Section 9.5 of the Vertase FLI report). They consider our position above to be in accordance with paragraphs 189 and 191 of the National Planning Policy Framework (NPPF - December 2023 Revision). Without clarification and detail of the final material and waste management approach to be under on-site (presently limited detail and/or speculative), they are unable to determine whether any unacceptable risks are posed to controlled waters via the CEMP proposed. To address the current insufficient clarity of detail regarding these matters, noting wider separate collective project correspondence regarding determining an appropriate remedial strategy (and associated permitting approach) for the purpose of 129197/FO/2021, they welcome the opportunity to work further with the applicant/developer to work to address associated matters, which they consider will offer benefit to any subsequent efforts made to discharge condition 4. Linking to the above, as per their commentary for condition 3, in the interest of efficiency, would recommend consideration by the applicant/developer to postponing the sought determination of condition 4 until greater certainty is gained regarding the remedial strategy to be taken forwards in association with the written requirements of condition 7 attached to 129197/FO/2021. General In view of the above comments , condition no.4 cannot be discharged at this time , and unless you can be certain that in regard to the positioning of any site/compound facilities, treatment area(s) or site routing/roads there would no alteration to the layout shown within Appendix F / Drawing D1932_22, you may wish to reconsider if you wish to pursue condition no.3 at this time. If your client is confident that there would no alteration to the layout shown within Appendix F / Drawing D1932_22 in regard to the positioning of any site/compound facilities, treatment area(s) or site routing/roads, it would be possible to discharge condition no.3, but your client would need to be fully aware that any approval of the Construction Management Plan & Construction	The flexibility and reference to 'relocation if necessary' is required to allow the necessary remediation works to be undertaken – it is expected that the site compound and other site infrastructure e.g. contractor parking, will need to be relocated at some stage during the remediation works so to allow the area of the site on which the site compound is located to be remediated. This approach is not dependent on agreeing the remediation strategy (required by condition 7), and will be required regardless of the remediation strategy, and is a standard practice for the type of work involved. As with any development on a large site, the remediation of the site is a staged process and whilst main access into the site will remain unchanged, the site compound (/ site infrastructure) will need to change during the progression of the remediation works, as set out above. On that basis the Applicant cannot confirm that the location of the site compound will be fixed to that shown on drawing D1932_22 which is noted at para 7.4.1 within the updated CEMP attached (as set out above). Within the submitted CEMP a commitment is made to submitting a revised location drawing(s) as required as the compound moves to facilitate remediation. It is therefore considered the submitted CEMP adequately addresses the request for a revised Site Compound and Access drawing. Condition 4 As similarly set out above, condition 4 and condition 7 are standalone conditions which need to be considered on their own merits, and it is considered unreasonable and onerous to link these conditions. The Applicant recognises that there is an intrinsic link between materials management and site waste management with the remediation strategy, however it is requested that the EA and LPA consider the following: - It is usual for a CEMP to address risks present during the construction works. Sections 9.4 and 9.5 address the construction related to aspects of both Site Waste Management and Materials Management, as required by the condition wording. For completeness, the previously submitted CEMP has been updated (see attached) to include more detail to section 9.5 (revision 006). - It is the Applicant and project teams understanding that the EA have been explicit in other correspondence that the use of a Materials Management

Consultee	Consultee Comments	Project Team Response
	Environmental Management Plan, Former Jacksons Brickworks, Ten Acre Lane, Manchester, prepared by Vertase FLI. Revision 005. Dated 14/12/2023 in regard to condition no.3 does not imply approval of this document in relation to condition no.4, as in terms of the Environment Agency's view, parts of the report are acceptable and other parts are not in regard to condition no.4. In view of the above and as this application is due for determination on 11.01.2024, please can you advise how you wish to proceed. Please can you advise if you wish to withdraw the application, or that the application is determined - which would result in a split decision, or whether you are of the view that the additional outstanding information can be submitted in a timely manner and you wish to seek a time extension to enable the additional information to be submitted and considered by statutory undertakers. Any time extension would need to factor in at least 2 weeks following the submission of information to enable the Environment Agency to respond.	Plan is not acceptable for the site in relation to soils re-use and therefore limited detail is provided on that basis. - Groundwater risks in general and more specifically are typically addressed in more specific conditions such as condition 6 attached to planning permission 129197/FO/2021 where wider environmental risks outside construction are assessed. It is therefore considered unreasonable to require further information as per EA comments when this is covered off by a separate condition, which have now been discharged dated 29 December 2023. The Applicant therefore considers that the submitted CEMP adequately addresses general construction risks including those identified within the wording of condition 4. It should also be noted that the EA have been consulted separately on more specific remediation related waste management issues. In relation to permitting, more detailed aspects are addressed and covered by other mechanisms (e.g. permitting - the mobile plant permit requested by the EA in their latest pre-app advice which is currently being progressed). For completeness, the reason stated against condition 4 on the decision notice is as follows “to safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012)” - it is considered that the submitted CEMP is sufficiently developed and detailed to safeguard the amenities of nearby residents and highway safety and therefore request that consideration of condition 4 remain limited to the conditions scope and purpose. The Applicant would be grateful if the EA and LPA consider the above, and look to support the full discharge of condition 4 on the basis of the above.

Temporary Surface Water Drainage (14) *(previously application ref. CDN/23/0816 – withdrawn)*

Consultee	Consultee Response / Comments	Project Team Input / Response
Environmental Agency	Initial Comments The Environment Agency have advised that they have no objection, in principle, to the discharge of condition 14 attached to 129197/FO/2021 subject to the following EA understanding (see italics): *Condition 14 is considered by the LPA to seek to govern temporary surface water drainage to be utilised solely for the disposal of surface water arising from the elements (rainfall / shedding of water) only. It is not intended to service any surface water disposal needs associated with wider site operations subject of the primary remedial/site preparatory scope of 129197/FO/2021 e.g. the dewatering of voids arising from material excavation and disposal of contaminated liquor in association with site remedial operations*. I would therefore be grateful to receive confirmation that the temporary surface water drainage arrangements are solely for the disposal of surface water arising from the elements (rainfall / shedding of water), and not for any surface water disposal needs associated with wider site operations subject of the primary remedial/site preparatory scope of 129197/FO/2021 as referred to above by the EA. Follow-Up Comments Vertase provided confirmation in relation to condition 14 that: the temporary surface water drainage arrangements are solely for the disposal of surface water arising from the elements (rainfall / shedding of water). The case officers understanding is that the EA's concerns relate to paragraph 9.7.4 of the Remediation Options Appraisal and Remediation Strategy RevA which states the following: "There is, currently, the possibility that contaminants may enter the canal through surface run-off due to the topography of the site in respect to the canal and it is noted that some seepages currently occur along the length of the site. However, this will be addressed through the remediation and development of	Initial Response For completeness, the Applicant has confirmed that temporary surface water drainage arrangements are solely for the disposal of surface water arising from the elements (rainfall / shedding of water). Follow-Up Response The Applicant that there are multiple conditions attached to the Planning Permission Ref: 129197/FO/2021 that contain water management related elements, for instance: - Condition 4 (Construction Environmental Management Plan) - Condition 7 (Remediation Strategy) - Condition 13 (Water Infiltration) - Condition 14 (Surface Water Drainage) - Condition 18 (Canal Protection) Their understanding of the Conditions and their coverage in terms of water management are as follows: - Condition 4 – Surface water management aspects during construction works which are generally water falling from the sky requiring management and water encountered in the ground that requires treatment and management. Management strategies to address these are set out within the CEMP. - Condition 14 – This Condition relates to surface water management and refers to SUDS or Sustainable drainage. This is linked to Condition 13 and seeks to ensure "surface water" is adequately managed with a surface water strategy. Sustainable drainage is usually considered a "development" rather

Consultee	Consultee Response / Comments	Project Team Input / Response
	the site. in the short term this will be manged with some localised improvement with some temporary drainage/management during remediation works." Clarification is therefore sort on whether the previous confirmation in relation to condition 14 remains true. If this is the case it would be helpful if the two statements above could be explained in lame mans terms, provide a distinction and clarification of each.	than "remediation" however an explanation is provided on the surface water related element in section 9.3 of the CEMP. Further to the above, for completeness: - Condition 7 – All aspects of water on the site during remediation including but not limited to, surface water management (i.e. rainfall falling from the sky), leachate (i.e. contaminated water in the landfills), Groundwater (i.e. water in the ground that is not landfill), the canal (i.e water in or entering the canal. The remediation strategy covers how to manage and remediate these aspects adequately. For instance, how rainfall is stopped from entering the ground and becoming contaminated, how the leachate is managed, how groundwater remediation will be undertaken, how the identified seepage is stopped from entering stopping the canal. - Condition 13 – This condition does not require discharging, but it prevents the discharge of surface water to ground where contamination is present. We would also note that the best practice is included within the surface water strategy to prevent this from occurring during the works. - Condition 18 – This condition relates to canal protection from surface water run-off, existing springs that flow into the canal, relict drainage and prevention of contamination of the canal. Other aspects are also detailed in other submission batches and within the Remediation Strategy submitted to condition 7 (Application Ref: CDN/24/0060 – awaiting validation). To reiterate, the submission for Condition 14 (Surface Water Drainage) relates only to surface water that falls onto the site requiring management but not any other aspects. i.e. water that falls on the site as rainfall and is subsequently managed during the remediation works. There is ongoing pollution of the canal from ocherous seepages that occur along the length of the footpath adjacent which may be related to the site. Part of the purpose of the remediation is to investigate, understand and stop or remediate these if they relate to the site. It should be noted that they should not fall under "surface water" but they are groundwater or leachate.

Consultee	Consultee Response / Comments	Project Team Input / Response
		Separately, the topography of the site means that without appropriate bunding at the edge of the site during the works, there would be risk of run-off as well from rainfall. Thus, a bund will be used as a preventative measure. This is discussed in section 9.3 of the CEMP, with section 9.7 dedicated to the canal and its protection.
LLFA (Dated 5 February)	Details of how the remediation works will impact on the existing site drainage of the site and identify if an increase in surface water run-off will be created as a result of the works.	See Section 2.2 and 2.4 of the Temporary Surface Water Drainage Strategy.
	Evidence that mitigation measures will be installed to ensure that all surface flood waters caused as a result of the works are controlled on site.	Addressed by the Temporary Surface Water Drainage Strategy as a whole.
	Evidence that measures have been put in place to ensure that the works does not impact offsite drainage and does not divert flows off the site.	See Section 2.3 of the Temporary Surface Water Drainage Strategy.
	Evidence that where possible measures will be taken to prevent pollution entering the groundwater table	See Section 2.8 of the Temporary Surface Water Drainage Strategy.
	Title Plan: Site Access & Compound, indicates an area of proposed hardstanding area, no drainage plans for this area have been provided.	The site access and compound shall be constructed from permeable unbound granular material that shall permit infiltration during the works.
	The proposed surface water management plan (D1932_25) indicates run-off will discharge into a combined public sewer. Has a discharge rate/point of connection been agreed with United Utilities, the developer will need to supply evidence of this agreement.	See Paragraph 2.2.5 of the Temporary Surface Water Drainage Strategy.
	9.3.3, suggests the trench will be utilised for “as long as feasibly possible”. The developer needs to confirm the timescale of proposed works, and potential future arrangements.	The trench shall be utilised throughout the remediation works (see Section 2.2 for details about the existing surface water collection system).
	9.3.4., refers to localised surface water to be collected in temporary sumps and pumped into the trench. The proposed ‘sump / pumping’ arrangement is not included within the surface water management plan.	See Section 2.2 in general and Paragraph 2.2.4 of the Temporary Surface Water Drainage Strategy where the sump/pump arrangement is described.
	SOP 006 Groundwater monitoring – The developer must demonstrate the proposed groundwater monitoring locations. The developer should also confirm the test parameters (method statement), e.g., frequency of testing, timescales, borehole depths.	Described in Paragraph 2.8.3 of the Temporary Surface Water Drainage Strategy, which cross references to the Remediation Strategy submitted under Condition 7 where groundwater monitoring during the remediation works is discussed.

Consultee	Consultee Response / Comments	Project Team Input / Response
	Bulk earthworks to ground formation levels – The developer should provide a plan demonstrating the level of earthworks being undertaken across the. The plan must demonstrate the overall amount of level increase/decrease across the site. Where ground levels are being significantly reduced, appropriate consideration to existing private land drainage infrastructure should be considered.	The proposed changes to ground levels in the vicinity of the canal corridor, where surface water runoff towards the canal could occur (without intervention) are illustrated in Drawing D1932_32 included in Appendix A of the Temporary Surface Water Drainage Strategy. The proposed final levels for the wider site are submitted under Condition 10.
	Cross sections through the proposed bunds should be provided for LLFA review.	See Drawing D1932_25 in Appendix A of the Temporary Surface Water Drainage Strategy.
	Any updated submissions will need to demonstrate the timescales of the proposed temporary drainage arrangements.	The proposals set out in the VertaseFLI Temporary Surface Water Drainage Strategy are applicable to the entire duration of the land remediation works.