

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0276
Your Ref: PP-12865646

Submitted via the Planning Portal (ref: PP-12865646)

Date: 7th March 2024

Dear Jennifer,

Application to Partially Discharge Condition 17a) of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester

On behalf of our client, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to partially discharge condition 17a) of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester ("the site"). The full planning permission was granted on 18th December 2023 for the following development at the site:

"Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures"

This application is accompanied by the following:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP; and,
- Phase 2 Site Investigation (Rev 5) prepared by ROC Consulting;
- Groundwater Monitoring Plan prepared by ROC Consulting;
- Controlled Waters Risk Assessment (Rev 1) prepared by RSK GEOSCIENCES; and,
- Remediation Strategy (Rev 4) prepared by RSK GEOSCIENCES.

Condition 17a) – Ground Contamination, Ground Water Contamination, and/or Ground Gas

Condition 17a) is worded as follows:

"a) Notwithstanding the

- *Environmental Statement, Chapter 9 - Ground Conditions, Red Bank outline application and NT02-04 New Town Full Planning application, Avison Young, April 2023.*
- *Ground conditions desk study, Dantzic Street - Phase 2, Manchester, Hydrock, Reference: R/151819/G001, Dated: December 2015 - Ground Investigation Interpretative Report, Victoria North Infrastructure Works, Arup, Reference: NVIF-ARP-ZZ-YYY-RP-CG-0009(P03), Dated: 23 February 2023.*
- *Addendum Note, Preliminary Ground Investigation Technical Note, Plots NT02, NT03, NT04 Dantzic Street, RoC, 4328-ROC-ZZ-XX-TN-ES-P2TN, Dated: 27 September 2022*
- *Phase 2 Site Investigation, Plots NT02, NT03 and NT04 Dantzic Street, RoC, 4328-ROC-ZZ-XX-RP-ES-P2-101, Dated: 21 October 2022. - Phase 1 Desktop Study, Plots NT02, NT03 and NT04 Dantzic Street, RoC, Reference: 4328-ROC-ZZ-XX-RP-ES-PH1DTS, Dated: 12 January 2023.*
- *Preliminary Risk Assessment, Application 5: Plots NT02-04 (Full Application), WSP, Reference: 70079268-12082, Dated: April 2023.*

An Enabling Phase (save for the site set up vegetation clearance, above ground demolition, and disconnection of services) shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that Enabling Phase.

1. *Additional site investigation, based on the information already submitted (targeting refinement of the TCE contamination plume on plot NT02) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.*
2. *The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
3. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*
4. *There is an abstraction borehole 533m to the west of the site for Joseph Holts brewery which is currently being used (all the desk studies have had uncertainty over its status so this needs updating.*
5. *Further SI needed in NT03 including gas monitoring.*
6. *An area of filling was noted on Plot NT04 at TP214 and may be considered to comprise an unrecorded landfill site. The site soils in this area might therefore be considered to be a waste material, further investigation and discussion with MCC and the EA will be required.*
7. *Further SI within plot NT02 due to the presence of chlorinated solvent, TPH and benzene*
8. *Provision of calibration certificates for any the gas monitoring undertaken by RoC*
9. *Submission of an updated Risk Assessment on completion of the additional Site Investigation.*
10. *Submission of a Remediation Strategy."*

As detailed above, condition 17a) requires information to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground

gas relevant to that Enabling Phase. The Applicant and its consultant team have engaged proactively with the Environment Agency ("EA"), and Manchester City Council's ("MCC's") Environmental Health and Planning Officers regarding the information required to discharge condition 17a).

The site remediation will be delivered under a phased Enabling Works. The Phasing Plan approved under application reference CDN/23/0876 and appended to this letter (**Appendix 1**) splits the site into three Enabling Works phases comprising: remediation of Area A; remediation of Area B; and, Ground Water remediation. In accordance with pre-application consultation and discussions held with the EA and MCC's Environmental Health Department, this formal discharge application seeks to discharge condition 17a) for Area B, as approved under CDN/23/0876 only. Discharge for 'Area A' has been submitted to MCC under application reference CDN/24/0104, and discharge of the 'Groundwater Remediation' phases will be sought separately, in due course.

Separate to CDN/23/0876 (Phasing Plan for Enabling Works), in accordance with the remedial strategy prepared (11834 R02 (04)), a Material Management Plan for the remedial and management of site soils shall be prepared in accordance with the CL:AIRE Code of Practice.

To discharge condition 17a for Area B, a Phase 2 Site Investigation (Rev 5), Controlled Waters Risk Assessment (Rev 1), and Remediation Strategy (Rev) have been submitted. In addition, for discharge of condition 17a for Area B, in accordance with the remediation strategy and following consultation with the Environment Agency, a Ground Water Monitoring Plan is submitted.

The application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12865646).

We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,



Georgina Blackburn

Senior Planner

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georgina.blackburn@asteerplanning.com

For and on behalf of Asteer Planning LLP



COMPLEX CHALLENGES ...
MADE SIMPLE

Plots NT02, NT03, NT04 Enabling Works

Phasing Plan

1.0 Introduction

This phasing plan has been developed in response to Condition 4 of planning application 136814/FO/2023, Land bound by Dantzic Street, Dalton Street and the Railway Line known as Plots NT02, NT03 and NT04.

This note describes the phasing and outline scope of works to be completed within the defined Enabling Works, specifically in relation to site remediation. This note should be read in conjunction with appended drawings RDB-ROC-XX-XX-DR-C-PP01 and PP02 which defines the areas of the Enabling Works Phases as summarised below. The main intent of the phasing is to differentiate areas of the site into that which requires soil and ground water remediation owing to the presence of TCE contamination, and that which does not.

2.0 Prior works

In accordance with Condition 4 attached to 136814/FO/2023, the scope of works prior to the Enabling Works Phase includes:

- Vegetation Clearance
- Site Setup
- Above ground demolition
- Services disconnection (approx. 10 number private electric, water, comms and gas connections to the at back of footpath of Dantzic Street and Dalton Street)

3.0 Soil Remediation Phase

The scope of the Soil Remediation Phase is defined on drawing RDB-ROC-XX-XX-DR-C-PP01. The objective of the Enabling Works Soil Remediation Phase is to complete site clearance, below ground demolition, bulk earthworks, and material selection in preparation for the following Construction Phase. The Soil Remediation Phase also includes installation of a contiguous piled retaining wall to allow partial removal of an earthworks mound supporting the adjacent Network Rail land, known as the NR Mound. Following completion of the new retaining wall the residual mound will be removed as part of the general earthworks under this phase.



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The Soil Remediation Phase has been separated into two areas. Area A is defined as soils without TCE contamination. Whereas Area B is defined as soils potentially containing elevated levels of TCE contamination that need further consideration from a remediation perspective.

In accordance with the requirements of condition 17 attached to 136814/FO/2023 a remedial strategy addressing the full scope of remedial works required for the proposed development has produced and will be submitted for formal approval in due course. A summary of the scope of work anticipated for the soils remediation 'enabling phase' (taken from the wider remedial strategy) is presented below:

- Identify and protect bore holes retained for testing
- Ground water monitoring via existing wells to continue
- Soil scrape and removal from Area A
- Removal of hardstanding from Area A
- Turnover and removal of obstructions
- Select and sort material for reuse or export
- Excavate and removal of soils from Area A (formation of basement excavations)
- Formation of piling platform using site won material
- Installation of piled retaining wall
- Removal of NR mound
- Removal of hardstanding from Area B
- Removal of contaminated soils from Area B and replacement with selected fill
- Interim verification of soil screening and remediation

The medium pressure gas main will be diverted after the soil remediation phase.

Installation of the piled retaining wall shall be subject to submission and agreement to a piling risk assessment in accordance with condition 20 of application 136814/FO/2023.

3.1 Area B

The distinction of Area B is that the underlying made ground has been identified as being at risk of elevated levels of TCE contamination. In accordance with the requirements of condition 17 attached to 136814/FO/2023 a remedial strategy addressing the full scope of remedial works required for the proposed development has produced and will be submitted for formal approval in due course. The remediation strategy will be capture screening criteria for the remediation of the contaminated soils and ground water at risk of TCE contamination specific to Area B.



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The current hardstanding in Area B, including existing building slabs, is considered to offer some level of protection to prevent leaching of the TCE contamination to ground waters. Hardstanding areas in Area B are not to be removed as part of wider site clearance and must remain in place until immediately prior to remediation of the soils (maximum of 8 weeks).

An ongoing regime of groundwater monitoring is to be implemented as set out in the remediation strategy. This will monitor for changes in ground water contamination as a result of changes in site condition, notably slab removal, soil remediation and any intervening period between this and subsequent ground water remediation.

In the event that ground water contamination is seen to be mobilised as a result of changing site conditions a contingency plan is to be implemented.

3.2 Contingency Plan

Should the monitoring of ground water highlight mobilisation of ground water contamination, prior, during or subsequent to the Soil Remediation Phase a contingency plan needs to be implemented to prevent wider distribution of ground water contamination and risk to nearby receptors. The contingency plan is set out in the remediation strategy.

3.3 Gas Main Diversion

A medium pressure gas main diversion is to be implemented during the Enabling Works phase. The existing and proposed route is indicated on the Phasing Plan drawings RDB-ROC-XX-XX-DR-C-PP01 & PP02. The timing of the diversion is dependent on third party statutory contractors although it is envisaged to be completed subsequent to the soil remediation in Area B. On this basis, the new gas main will be installed within remediated soils.

The gas main is to be installed at a depth of circa 900mm meaning it will lie within remediated made ground deposits. The installation will not impact on or prevent future remediation of contaminated ground waters. The new gas main route will be recorded such that it can be acknowledged and incorporated within any subsequent ground water remediation design.

4.0 Ground Water Remediation Phase

The scope of the Ground Water Remediation Phase is defined on drawing RDB-ROC-XX-XX-DR-C-PP02.

An area of TCE contamination has been identified in the south west of the site, focused around the area of the existing warehouse on plot NT02. Remediation requirements



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have been outlined in the remediation strategy produced in response to Planning Condition 17.

As noted in the Soil Remediation Phase, hardstanding areas will remain in place until soil remediation activities are ready to proceed to minimise risk of contamination mobilisation due to surface water filtration.

On completion of the soil remediation, ground water monitoring will continue during the intervening period between soil remediation and ground water remediation to monitor for any increase in mobilisation of ground water contamination.

In the event that ground water contamination is seen to be mobilised as a result of changing conditions, a contingency plan is to be implemented. The contingency plan is as set out in the remediation strategy.

An interim remediation verification report will be completed recording implementation of the ground water remediation.

5.0 Verification

In accordance with the requirements of condition 18, a remedial verification report will be completed at completion of the Enabling Works phase. This 'Interim' verification report will record and report on remediation measures implemented during the Enabling Works phase (Soil Remediation Phase and Ground Water Remediation Phase) as recommended by the remediation strategy.

The detail of this verification is captured in the remediation strategy, but in summary this interim verification will capture, selection and removal of soil, removal of TCE contaminated soils, implementation of ground water remediation.

As per the wording of condition 18 attached to 136814/FO/2023, it is noted that following the commencement of the Construction Phase but prior to occupation, it will be necessary to submit further verification reporting confirming the successful conclusion of site remedial efforts, to capture installation of human health requirements for capping and membrane systems as identified in the remediation strategy. A verification report will be issued for each of the construction phases identified in the Construction Phase Plan, submitted under Condition 11, drawing upon and incorporating the interim verification report.

The construction phase will need to be reflective of the special extents of remediation requirements set out in the remediation strategy and the ground remediation completed in the Enabling Works phase.

6.0 Sequencing



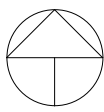
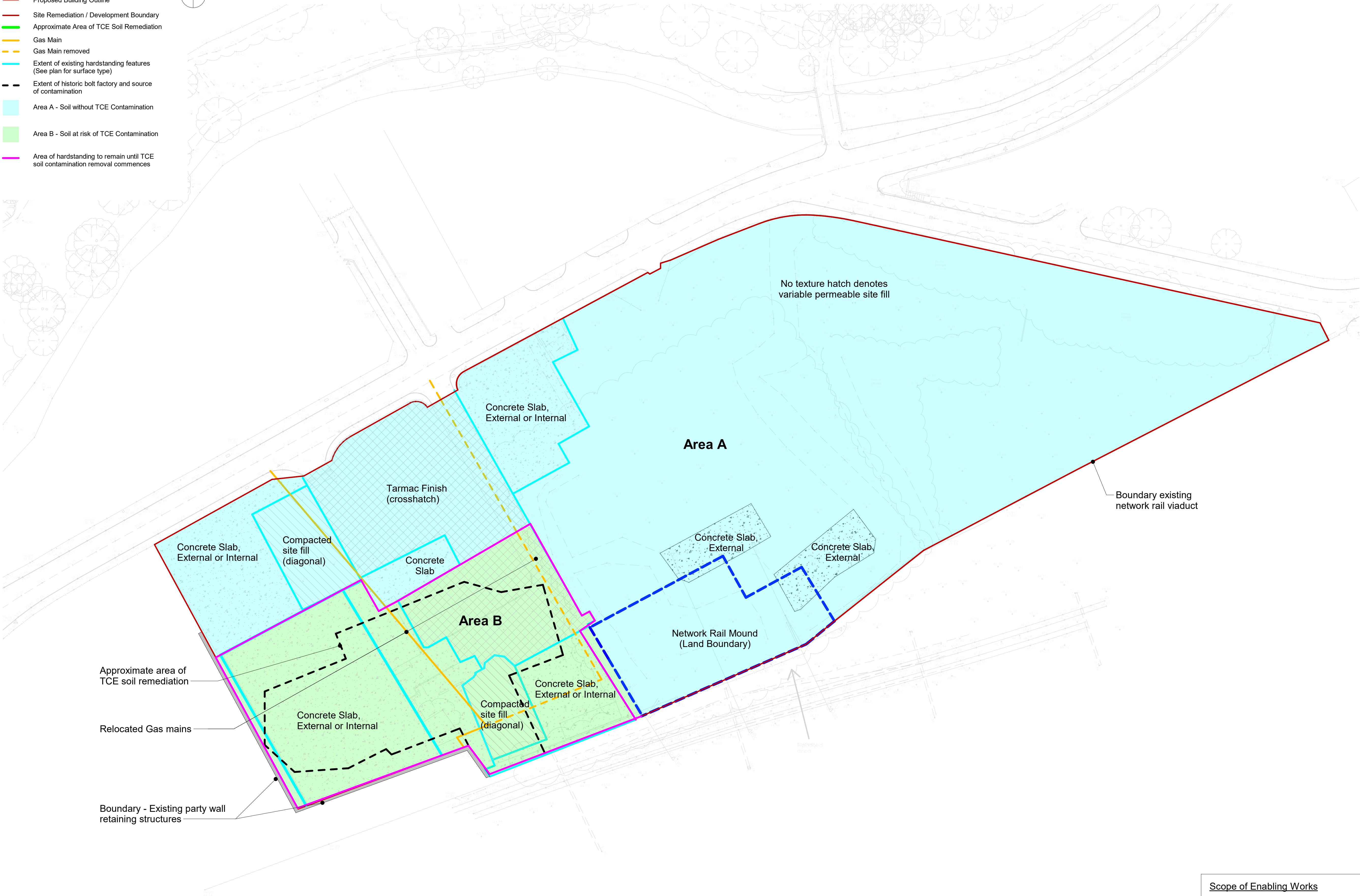
**COMPLEX CHALLENGES ...
MADE SIMPLE**

Although the phasing of the site remediation is not intended to be interdependent, ie the soil remediation and ground water remediation phase, the following sequence of work is envisaged.

1. Soil Remediation Phase – Area A
 - This allows bulk earthworks to be mobilised, screened and sorted. Releasing site won made ground material allowed for follow on works including construction of the piling platform for the NR mound works and stockpiling of screened material for replacement of contaminated soils removed in Area B
2. Network Rail Retaining Wall
3. Soil Remediation Phase – Area B
 - This will commence with removal of all hardstanding within Area B, which is only to commence at the point which soil remediation is ready to start. The soil remediation will precede ground water remediation and ground of the following:
 - o Allows for removal of hardstanding and obstructions to assist water remediation by means of penetrative methods
 - o Removes contamination source from soils to reduce further leaching of contamination to remediated ground waters
 - o Clears soils ahead of the gas main diversion
 - o The ground water remediation will introduce a further network of monitoring points which could not be maintained while bulk earthworks take place
4. Gas Mian Diversion
5. Ground Water Remediation
6. Verification

REMEDATION LEGEND

- Proposed Building Outline
- Site Remediation / Development Boundary
- Approximate Area of TCE Soil Remediation
- Gas Main
- Gas Main removed
- Extent of existing hardstanding features (See plan for surface type)
- Extent of historic bolt factory and source of contamination
- Area A - Soil without TCE Contamination
- Area B - Soil at risk of TCE Contamination
- Area of hardstanding to remain until TCE soil contamination removal commences



00 ENABLING WORKS - PHASING PLAN
1 : 500

Scope of Enabling Works

Earthworks and Ground Remediation

- Soil scrape and remove
- Break out hardstanding (Area A)
- Turnover and remove obstructions
- Select and sort material for reuse/export
- Excavation and removal of soils excluding TCE contamination (Area A)
- Formation of piling platform using site won material
- Installation of piled retaining wall
- Removal of Network Rail mound
- Removal of hardstanding (Area B)
- Removal of TCE contaminated soil and replace with selected site won material (Area B)
- Diversion of existing gas main

Prior Works

- Vegetation clearance
- Above ground demolition
- Services disconnection

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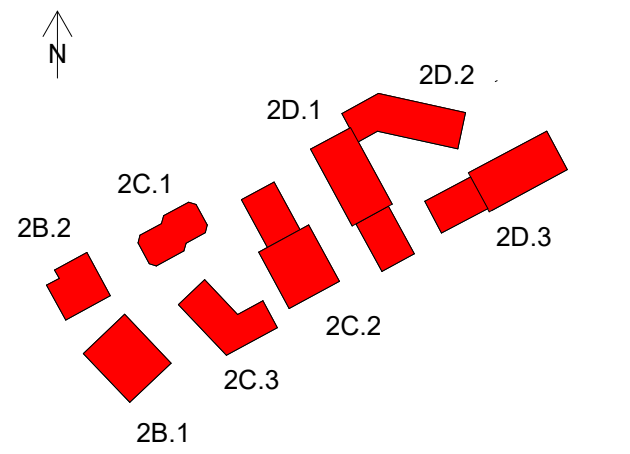
WORK IN PROGRESS

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NOTES

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2. Do not scale from the drawings or the computer digital date. Only figured dimensions are to be used.
3. It is the responsibility of the lead consultant (architect) to check the setting out provided on these drawings and the co-ordination of the frame with the envelope & other elements of the building.
4. All dimensions are in millimetres unless noted otherwise.
5. All levels are in metres above Ordnance Datum unless noted otherwise.
6. For Concrete Grades and RC Estimates see general notes drg 8050.
7. This drawing is to be read in conjunction with general notes drg 8050.
8. For Loading Information refer to Drg 8080+

VOLUME / BLOCK PLAN



P02	24.11.2023	SCOPE OF ENABLING WORKS & GROUND WATER REMEDIATION	SJB	MJN	
P01	31.10.2023	INITIAL ISSUE	EGP	MN	
REV	DATE	DETAILS	DRN	CHK	

PRELIMINARY
STAGE 3

R&C
CONSULTING

Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T 0161 214 5390
W roconsulting.com

DRAWN EGP	DATE 02.11.2023	SCALES As indicated
CHECKED MN	DATE 02.11.2023	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE -DO NOT SCALE-
APPRVD MN	DATE 02.11.2023	EMAIL FOR DRAWINGS: info@roconsulting.com

CLIENT
FEC

PROJECT TITLE
RED BANK DEVELOPMENT

DRAWING TITLE
**BLOCK XX
ENABLING WORKS SOIL
REMEDIATION
PHASING PLAN**

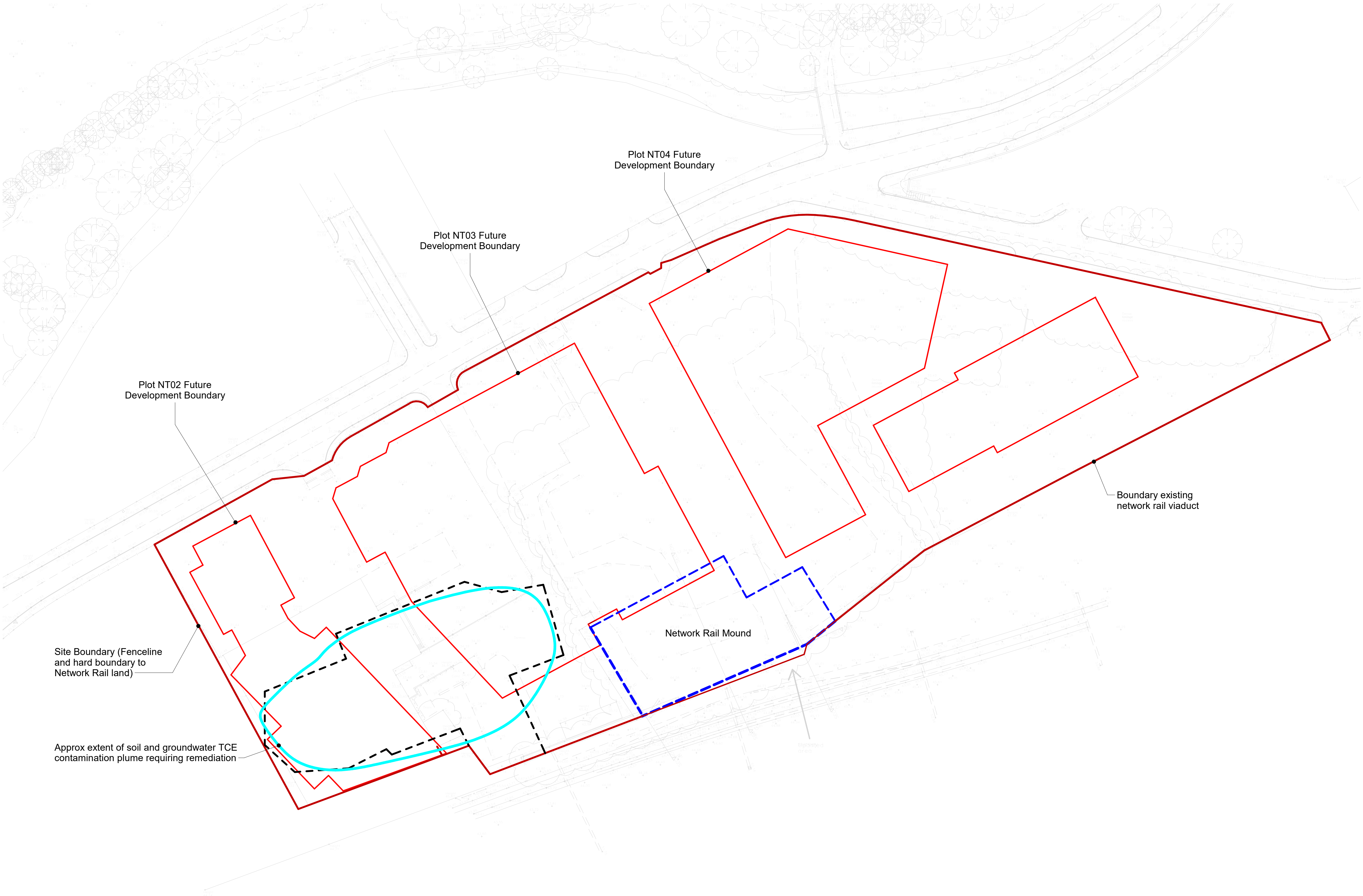
DRAWING No. RDB-ROC-XX-XX-DR-C-PP01	REV. P02
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REMEDIATION LEGEND

- Site Remediation / Development Boundary
- Approximate Area of TCE Ground Water Remediation
- Extent of historic bolt factory and source of contamination

NOTES

1) Assumed soil & groundwater TCE plume extents taken from model input parameters used in the Level 2 and Level 3 DQRA modelling assessment (see RSK Geosciences report ref :11847 R01(01) dated December 2023 for further information). Actual spatial extent may vary on site and the extents shown on this plan should be considered as indicative.



1 GROUND WATER REMEDIATION PLAN
1 : 500

Scope of Ground Water Remediation
- TCE ground water remediation

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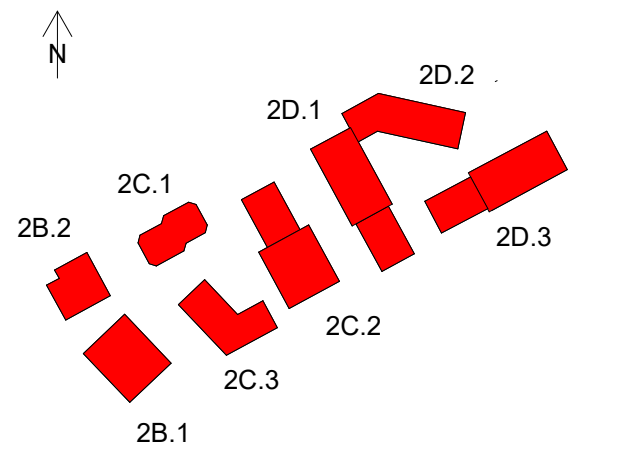
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- This drawing is to be read in conjunction with general notes drg 8050.
- For Loading Information refer to Drg 8080+

VOLUME / BLOCK PLAN



REV	DATE	DETAILS	DRN	CHK
P02	21.12.2023	SCOPE OF GROUND WATER REMEDIATION	SJB	MJN
P01	24.11.2023	SCOPE OF ENABLING WORKS & GROUND WATER REMEDIATION	SJB	MJN

DRAWING STATUS
PRELIMINARY

RIBA STAGE
STAGE 3

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DRAWN	DATE	SCALES
SJB	11.2023	As indicated
CHECKED	DATE	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE -DO NOT SCALE-
MJN	11.2023	
APPRVD	DATE	EMAIL FOR DRAWINGS:
MJN	11.2023	info@rocconsulting.com

CLIENT
FEC

PROJECT TITLE
RED BANK DEVELOPMENT

DRAWING TITLE
BLOCK XX
GROUND WATER
REMEDATION PHASE
PLAN

DRAWING No.	REV.
RDB-ROC-XX-XX-DR-C-PP02	P02