

To	Head of Planning	FAO: Lucy Harrison
From	Strategic Lead Compliance & Enforcement	
Contact Officer	[REDACTED]	Our Ref 778662
Date	15 August 2023	
Telephone	[REDACTED]	

Consultation on Planning Application

Application No: 137227/FO/2023
Location: Plot D, Great Jackson Street, Manchester
Proposal: Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works

I write in response to your memo of 5 July 2023 regarding the above planning application. The Contaminated Land Section has received a copy of the following report:

- Phase I Desk Study and Preliminary Contaminated Land Risk Assessment, GeoAssist Limited, Reference: 5818A/RMS V1.00, Dated: April 2023.

The Contaminated Land Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

The site is located at NGR 383300, 397210 and is approximately 4900m² in area. It is currently being used as a temporary concrete batching plant for Renaker and the surface is covered with concrete hardstanding with no permanent buildings. No obvious or visual

signs of contamination were seen during a walkover. The development will consist of a residential tower, public realm and a separate office building, over a three storey basement. Adjacent land use mainly includes high rise residential towers with associated commercial units from Crown Street Phases 1 and 2. Previous land uses on and adjacent to the site have included terraced houses, a warehouse, a fire place factory, a works, a factory, an iron works, an automobile engineering works and a corporation yard. The site does not lie within 250 metres of any known landfill sites, but is in close proximity to the River Medlock (143m to the east) and lies above the Bunter (Chester Pebblebeds) Sandstone principal aquifer.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

A site investigation has been recommended

2. The adequacy of the site investigation

Not submitted to date.

3. The adequacy of the final risk assessment

Not submitted to date.

4. The acceptability of the proposed remediation strategy

Not submitted to date.

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Please do not hesitate to contact [REDACTED] if you require any clarification of the above.

Fiona Sharkey
Strategic Lead Compliance & Enforcement