Phase 3a Site Remediation Strategy

House of Social, First Street

for

House of Social 1 Ltd



30/06/2023

COMPLEX CHALLENGES ...
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TITLE	NAME	SIGNATURE	DATE
Report Author	REECE MCGUINNESS		**30/06/2023**
Approved By	LINDEN RICHARDSON		**30/06/2023**
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CONTENTS

1.0 INTRODUCTION 4
1.1 BACKGROUND INFORMATION 4
1.2 SCOPE OF REPORT 4
1.3 SITE INFORMATION 4
1.4 PREVIOUS SITE INVESTIGATION REPORTS 5
2.0 SUMMARY OF CONTAMINATION ASSESSMENTS 6
2.1 OVERVIEW OF HISTORIC SITE INVESTIGATION REPORTS 6
2.2 PHASE 2 SITE INVESTIGATION 7
3.0 REMEDIATION STRATEGY 9
3.1 REMEDIAL REQUIREMENTS 9
4.0 HEALTH AND SAFETY DURING REMEDIATION 15
5.0 CONCLUSIONS & RECOMMENDATIONS 16
APPENDIX A – SITE DRAWINGS 17
APPENDIX B – PLANNING DECISION NOTICE 18
APPENDIX C – UNITED UTILITIES PIPE WORK RISK ASSESSMENT PROFORMA 19

1.0 Introduction

1.1 Background Information

1.1.1 RoC Consulting has been appointed by House of Social 1 Ltd to collate a Phase 3a Site Remediation Strategy for House of Social, Plot 10b First Street (the site).

1.1.2 It is understood that the site is to be redeveloped for high rise residential use in accordance with Tim Groom architect's drawing (ref: 1172-TGA-XX-XX-DR-A-05000-P06) and Planit Landscape Architects drawing (ref: PL1471.3-PLA-ZZ-00-DR-L-001) provided within Appendix A.

1.1.3 The site has been subject to previous site investigations, the most recent of which was completed by RoC Consulting in December 2022 (ref. 4513-ROC-ZZ-XX-RP-ES-P2SI01), which outlined risks in relation to human health (necessitating the implementation of a soil cover system) and barrier pipes and recommended the creation of a remediation strategy.

1.1.4 The requirement for a remediation strategy, as recommended by the Phase 2 report, was subsequently supported by Condition 4 of the draft decision notice. A copy of the draft decision notice is presented in Appendix B. This report is intended to satisfy this requirement.

1.2 Scope of Report

1.2.1 In order to help discharge the related planning condition, this report references and discusses the site investigation completed across the site to determine potential contamination across the site.

1.2.2 This document provides details on the strategy of inspecting and remediating potential ground contamination on the site in order to prevent potential risks to human health and potable water pipes. The report also outlines the scope of remedial measures (e.g., soil capping systems, chemical validation, replacement works etc) required by contractors in order to facilitate the sites safe development.

1.3 Site Information

1.3.1 The site is located on an approximately 0.3 ha parcel of land adjacent southwest of River Street and north of Hulme Street, Manchester (Grid Reference: 383808, 397305). The site is currently in a vacant open area The majority of the site is underlain by a concrete slab (measured to be 12cm thick in the north of the Site where visible) or asphalt with the remainder surfaced by compacted hardcore fill. A recently constructed electrical substation and telecoms unit is present in the south of the site. The site appears highest in the southeast, sloping toward the northwest. The northern, eastern, and southern perimeters of the site are marked by a concrete base and metal sheet fencing.

1.3.2 At the time of the previous site investigation, stockpiles of earth and construction materials were observed onsite, related to the adjacent site. Accordingly, these were considered to be the responsibility of the adjacent site and were not assessed. However, these have since been observed to have been removed with no obvious visual or olfactory evidence of contamination of the remaining site soils.

1.3.3 The site was historically occupied by residential housing and then a rubber works building, before being used for surface parking from the early 21st century. The rubber works was likely associated with historic Gaythorne Gas Works adjacent to the north. More recently the site has been used as a construction yard for the development of the adjacent Plot 10a development, housing stockpiles of earth and construction equipment.

1.4 Previous Site Investigation Reports

1.4.1 The following assessment has been completed to support design and planning requirements for the redevelopment of the site and follows on from a number of site investigations relating to the development site. Those made available to us are listed below starting from the most recent.

1) Piling Risk Assessment completed by RoC Consulting dated June 2023 (ref. 252966-R01)

2) Phase 2 Site Investigation completed by RoC Consulting dated December 2022 (ref. 4513-ROC-ZZ-XX-RP-ES-P2SI01)

3) Phase 1 Desktop Study completed by RoC Consulting dated September 2022 (ref: 4513-ROC-ZZ-XX-RP-ES-P1-101)

4) Geotechnical and Contaminated Land Interpretative Report completed by Ramboll dated February 2020 (ref: 1620002943-GCLIR-03)

5) Ground Investigation Report completed by TerraConsult dated January 2020 (ref:4302R001-3)

2.0 Summary of Contamination Assessments

2.0.1 The following section includes a brief summary of the geo-environmental findings recorded within previous site investigation reports, in chronological order. Reference should be made to the aforementioned reports for a more detailed account of the results and their implications.

2.1 Overview of Historic Site Investigation Reports

Ground Investigation Report completed by TerraConsult dated January 2020 (ref:4302R001-3)

2.1.1 These works included 4 investigation locations in Plot 10b (the site). Generally, made ground was observed as a gravel of concrete, brick, and bitumen to 0.6-1.7m bgl (30.38m AOD) underlain by a grey gravelly clay with bitumen, concrete, brick, and sandstone to 1.2-3.8m bgl. Glaciofluvial sheet deposits were observed to 4.60m bgl underlain by Chester Sandstone to the base of the borehole at 15.00m bgl. Waste assessment criteria testing carried out in WS04 in the south of the site found that there were elevated levels of total organic carbon (4%) and Antimony (0.067mg/kg) which would classify the waste as suitable for an inert waste landfill.

Geotechnical and Contaminated Land Interpretative Report completed by Ramboll dated February 2020 (ref: 1620002943-GCLIR-03)

2.1.2 This report identified the following pollutant linkages that require further consideration and potential remedial action:

- Asbestos in made ground across the site
- Hydrocarbons and SVOCs in soils above water supply pipe threshold for PE pipe
- Ground gases
- Potential additional impacts in areas of restricted access
- Risk of contaminant leaching or other groundwater risks, potentially requiring piling risk assessment

Phase 1 Desktop Study completed by RoC Consulting dated September 2022 (ref: 4513-ROC-ZZ-XX-RP-ES-P1-101)

2.1.3 This report reviewed previous findings as well as compiling a new assessment specific to Plot 10b and the proposed development. Again, this outlined potential risk pathways requiring investigation including:

- Made Ground at the site and the activities of the former rubber and gas works
- Corresponding potential risks to human health
- Corresponding potential risks to underlying groundwater
- Need for assessment waste disposal options for site soils

Correspondingly, a bespoke Phase 2 investigation of the site was recommended.

Piling Risk Assessment completed by ROC Consulting dated June 2023 (ref. 252966-R01)

2.1.4 This report (comprising a Foundation Works Risk Assessment) was undertaken to address potential risks associated with the piling process. It is attended to accompany this report and addresses in greater detail some risks that might otherwise be covered by the Remediation Strategy.

2.1.5 The report assessed the proposed continuous flight auger (CFA) piling methodology. It assessed the following risk scenarios:

- Creation of preferential pathways through low permeability layers to allow potential contamination of the aquifer
- Creation of preferential pathways through a low permeability surface layer, allowing upwards migration of ground gas or contaminant vapours to the surface
- Direct contact of site workers and others with contaminated soil arisings that have been brought to the surface
- Direct contact of the piles with contaminated soil or leachate causing degradation of materials
- The pushing of solid contaminants down into an aquifer during pile driving
- Contamination of groundwater by wet concrete, cement paste or grout

In the case of all of these, risks were considered either to be low or not applicable and consequently no additional control measures were recommended.

2.2 Phase 2 Site Investigation

Phase 2 Site Investigation completed by RoC Consulting dated December 2022 (ref. 4513-ROC-ZZ-XX-RP-ES-P2SI01)

2.2.1 The Phase 2 Site Investigation comprised a bespoke intrusive assessment of the site with respect to the proposed development, also investigating the risks identified by the previous report.

2.2.2 The site works comprised:

- Excavation of 2 deep rotary boreholes for geotechnical purposes and assessment of groundwater
- Excavation of 6 window sample boreholes for site investigation purposes and gas monitoring
- Excavation of 7 machine excavated trial purposes to expose buried structures and site investigation purposes
- Laboratory testing of soil samples
- Subsequent gas monitoring and laboratory testing of groundwater samples

2.2.3 The investigation generally encountered geology of Made Ground overlying gavels and clays, with the underlying sandstone bedrock encountered from depths of between 6.80m and 9.00m. Visual and olfactory evidence of contamination was observed in a small number of locations.

2.2.4 The laboratory testing observed exceedances of contaminants with respect to criteria for the residential without home ground produce land use in 8 of 13 sample locations. These comprise metals and organics (specifically lead and arsenic) and PAHs (specifically Benzo(b)fluoranthene, Dibenzo(ah)anthracene, Benzo(a)anthracene and Benzo(a)pyrene). Asbestos fibres were detected in 7 of 13 locations. Three of these were quantified above trace levels, and one exceeded the 0.1% by weight threshold used for hazardous waste classification. These concentrations are anticipated to be associated with the historic rubber works and subsequent demolition of the structure. The site observations and exceedances are considered to be typical of a previously developed brownfield site. Consequently, the creating a remediation strategy was recommended to address risks to human health. There was no evidence of groundwater contamination.

2.2.5 The report considered that the majority of Made Ground soils at the site are suitable for disposal as non-hazardous waste while natural soils are suitable for disposal as inert waste. However hazardous properties were observed in 2 of 13 sample locations. The assessment of the report in regard to waste are indicative only and provide useful information to support future management of waste on site, which should be comprehensive and address all other legal and regulatory requirements. Extensive earthworks are anticipated at the site that will require Environmental Permits and Materials Management Plans. Waste operators may require additional testing of untested waste soils prior to acceptance at landfill in accordance with the landfill regulations and subsequent treatment and processing may be required as part of the site waste management process. Our results indicate that this may lead to some of the site soils being classified as hazardous waste. It may be necessary to consult with the Environment Agency before works commence to verify the proposed works and establish that material can be declassified as waste and reused on site in accordance with the most current guidance and Article 6(1) of the Waste Directive. These applications, and site waste management in general, are the responsibility of the contractor. We can consult on these matters on request.

2.2.6 Following completion of the gas monitoring programme, the subsequent gas monitoring addendum report classified the site as Characteristic Situation 1, with no envisaged remedial measures in regard to ground gas.

2.2.7 Based on laboratory testing, it was considered that well compacted buried concrete should be designed in accordance with Class DS-1 AC1s requirements as specified in BRE Digest Special Digest 1:2005 *Concrete in aggressive ground: Version 3*.

2.2.8 United Utilities pipework risk assessment testing was undertaken on samples taken from made ground deposits. The results of testing indicate it is likely that metal / barrier pipes will be necessary due to the presence of elevated SVOC's and hydrocarbons within site soils. High pH was also noted within site soils with a maximum reported pH of 11.59.

2.2.9 It was noted that stockpiles of earth construction material were still being held onsite at the time of the investigation works and that these remained the responsibility of the adjacent site and consequently were not assessed. A non-negligible chance remains that these may have been contaminated and could have subsequently affected site soils. A site visit was undertaken subsequent to removal and there was no obvious visual or olfactory evidence of contamination of the site surface soils. However, this risk should be monitored through the site works.

3.0 Remediation Strategy

3.1 Remedial Requirements

Soil Contamination and Construction of Soft Landscaped Zones

3.1.1 Exceedances of contaminants with respect to criteria for the residential without home ground produce land use were encountered in 8 of 13 sample locations. However, the majority of the site will be covered with building and hard landscaping which will significantly inhibit relevant contamination pathways for all these contaminants. Short term risks of exposure to contamination hotspots will remain for construction workers which can be mitigated via the use of comprehensive PPE and site welfare / hygiene facilities.

3.1.2 This control measure will not be present in areas of soft landscaping, three small areas of which are indicated onsite in the proposed landscaping plan made available to us, as presented in Appendix A. Any areas of soft landscaping should be subject to a minimum 450mm clean soil capping system or deeper where required in areas of proposed tree pits according to the landscape architect's specification. Soils used in capping should be of natural origin (of which 150mm should be topsoil).

3.1.3 Construction of this capping system entails the excavation, removal, and replacement of existing soils with chemically verified either imported or site won natural strata. The replacement process will require independent validation by RoC Consulting to ensure conformity with our specification, details of which are provided below:

1) Prior to the commencement of any soft landscaping works the principal contractor should contact RoC Consulting and provide details of the preferred source / supplier of soil for use as replacement fill and the precise volumes required to complete the soft landscaping. In addition, the contractor should advise as to the approximate construction programme for all soft landscaped zones so that site validation can be arranged accordingly. Regardless of source, all replacement soils should be from natural sources and must not contain putrescible organic materials, demolition rubble, glass, ash, clinker, slag, colliery shale, or spoil. Additionally, the material must not appear to be contaminated or have odours that are not natural with the material brought on-site.

2) Imported soil should be subject to chemical validation testing at source. Not doing so may result in material being found to be unsuitable after placement. Our remediation strategy assumes that this will be undertaken by the supplier and provided to RoC for review. However, if this is not feasible it can be undertaken by RoC as part of an additional validation visit.

3) The importation of replacement soils onto the site should not be commenced until Points 1 and 2 have been completed. Any materials being excavated from or brought onto the site for use in soft landscaped zones should be separated from site operations to ensure no cross contamination of soils can occur.

4) At a suitable point in the programme, the construction contractors shall excavate soils within landscaped zones to a minimum depth of 450mm below proposed finished floor levels (or deeper in the case of proposed tree pits). Any landscaping excavations that extend beyond these depths are to be completed as per the landscape architect's specification utilising verified soils that meet the criteria outlined in this strategy.

5) Following placement of the cover system, RoC Consulting will visit the site to obtain samples for chemical validation and obtain photographic records or the construction of the cover system. The sampling and analysis of soil will be completed at a frequency of 1 sample per 200m3 for imported replacement soil.

6) Soil validation samples will be submitted to a suitably accredited analytical laboratory for a 10-day turnaround of results but can be expedited (at an additional cost) as required.

7) The results of the above source and in-situ validation testing should be compared against published Environment Agency C4SL / LQM S4UL published values under a "Public Open Space" end use scenario, assuming 1% Soil Organic Matter, as listed in Table 10.1 provided overleaf. Failure to meet these criteria may result in the material being rejected.

8) All excavated materials are to be removed off site to a suitable licensed facility / waste transfer station or (where possible) re-used on site beneath areas of building / hard standing.

9) All areas of reduced excavation should be recorded by the use of digital photographs taken of the excavation with a suitable scale (such as survey level) prior to backfilling. All photographs should include landmarks or other indicators proving their location and indicate their entire area of backfilling, as well as detailed assessments of banks and boundaries.

10) The Principal Construction Contractor must maintain adequate site records regarding imported soil including date of delivery, type of material, location of stockpiles on-site, details of sampling and dates of rejection or approval for use by RoC Consulting.

11) Similarly, details should be provided for any site won materials used including the location and reason for excavation (e.g., sub soil excavated as part of foundation construction); approximate volume used and associated RoC Consulting validation information.

12) Upon completion of remedial works, copies of all relevant supply notices, waste disposal records and tip tickets should be provided to RoC Consulting to assist with the completion of the aforementioned site validation report.

3.1.4 It should be noted that the testing outlined above is for environmental purposes only and assessment of the soil's suitability as a growing medium (to BS3882 or similar) is beyond the scope of the assessment. Such assessment is the responsibility of the landscape architect.

3.1.5 It is noted that is proposed to use land adjacent to the west of the building as a lawn as part of a meanwhile use. This area is outside of the area assessed by the Phase 2 report and thus assessed by this remediation strategy. Recommendations for any cover systems in this location should be based on site investigation in this location.

Table 10.1 – Soil Acceptance Criteria for Landscaped Areas.

Soil Screening Values
For use in Public Open Space

Determinand (mg/kg)		Determinand (mg/kg)	
Heavy Metals		**Petroleum Hydrocarbons**	
Arsenic	170	TPH C5-C6 Aliphatic	95000
Beryllium	63	TPH C>6-C8 Aliphatic	150000
Boron	460000	TPH C>8-C10 Aliphatic	14000
Cadmium	560	TPH C>10-C12 Aliphatic	21000
Chromium (III)	33000	TPH C>12-C16 Aliphatic	25000
Chromium (VI)	220	TPH C>16-C35 Aliphatic	450000
Copper	44000	TPH C>35-C44 Aliphatic	450000
Mercury (Elemental)	25.8	TPH C>5-C7 Aromatic (Benzene)	76000
Mercury (Inorganic)	240	TPH C>7-C8 Aromatic (Toluene)	87000
Mercury (Methylmercury)	68	TPH C>8-C10 Aromatic	7200
Nickel	3400	TPH C>10-C12 Aromatic	9200
Selenium	1800	TPH C>12-C16 Aromatic	10000
Vanadium	5000	TPH C>16-C21 Aromatic	7600
Zinc	170000	TPH C>21-C35 Aromatic	7800
Polyaromatic Hydrocarbons		TPH C>35-C44 Aromatic	7800
Acenaphthene	29000	TPH C>44-C70 Ali and Aro	7800
Acenaphthylene	29000	**BTEX Compounds**	
Anthracene*	150000	Benzene	110
Benzo(a)anthracene*	49	Toluene	87000
Benzo(a)pyrene*"	10	Ethylbenzene	17000
Benzo(b)fluoranthene"	13	**Other Substances**	
Benzo(g,h,i)perylene*"	1400	Asbestos ID	ND
Benzo(k)fluoranthene*"	370		
Chrysene*	93		
Dibenz(a,h)anthracene	1.1		
Fluoranthene*"	6300		
Fluorene	20000		
Indeno(1,2,3-cd)pyrene*"	150		
Naphthalene*	1200		
Phenanthrene*	6200		
Pyrene	15000		
Benzene	110		

Ground Gases and Vapour

3.1.6 Following completion of the gas monitoring programme, the subsequent gas monitoring addendum report classified the site as Characteristic Situation 1, no remedial measures are recommended in regard to ground gas.

Controlled Waters

3.1.7 No remedial measures were recommended with respect to groundwater.

Piling

3.1.8 Risk assessments and recommendations with regard to piling and foundation works are provided in the Piling Risk Assessment completed by RoC Consulting dated June 2023 (ref. 252966-R01).

Below Ground Structures

3.1.9 Well compacted buried concrete should be designed in accordance with Class DS-1 AC1s requirements as specified in BRE Digest Special Digest 1:2005 *Concrete in aggressive ground: Version 3*.

Potable Water Supply

3.1.10 As part of the Phase 2 assessment, United Utilities pipework risk assessment testing was undertaken on samples taken from made ground deposits. The results of testing indicate it is likely that metal / barrier pipes will be necessary due to the presence of elevated SVOC's and hydrocarbons within site soils. High pH was also noted within site soils with a maximum reported pH of 11.59. A template explaining the assessment methodology is presented in Appendix C.

3.1.11 It is likely that metal / barrier pipes will be necessary. It may be feasible to revise this requirement during construction if it can be determined that the pipework will not be placed in contact with the existing onsite Made Ground deposits – for example in the event that all material at the relevant depth is to be replaced. Equally it may be feasible to disprove this requirement through further testing targeted at the specific installation location. Details of the approach taken, and supporting evidence, should be provided to RoC for review as part of the validation process.

Other Remedial Requirements

3.1.12 In addition to the above, and during the construction period, it is recommended all construction contractors take reasonable precautions to control environmental impacts that may occur as a result of redevelopment works with respect of soil and groundwater quality. These measures should include (and not be limited to):

1) Any sources of contamination uncovered during site development works should be brought to the immediate attention of RoC Consulting for consideration and comment. As required, the findings and recommendations of the current assessment may require amendment to reflect changes in site condition. Asbestos awareness and management systems should be in place. In the event that identifiable pieces of Asbestos Containing Materials are identified specialist control measures may be required.

2) The operation of plant, refuelling facilities and general excavation works should include appropriate provision to reduce the risk of leakage / spillage, particularly into the site's groundwater table or exposed natural soils.

3) Appropriate dust mitigation measures should be deployed during earthworks, including vehicles leaving the site, particularly when handling and excavating made ground deposits.

4) All excavated materials stockpiled should be periodically dampened down to control dust release. Similarly, the disposal of any material from site should be completed using covered wagons.

Validation Reporting

3.1.13 On completion of site construction works a Phase 3b Site Validation report will be required to confirm completion of all remedial requirements. This report will include review of the following information as it is provided to us:

1) Review of details of the source / supplier of soil used as replacement fill and volumes used to complete the soft landscaping.

2) Commentary on information provided on un-anticipated sources of contamination discovered during construction works and their subsequent remedial treatment.

3) Details of chemical validation testing undertaken at the source of imported material where made available.

4) Photographic records of in-situ excavations and records of in-situ validation testing.

5) Assessment of validation testing against published Environment Agency C4SL / LQM S4UL published values under a "Public Open Space" end use scenario, assuming 1% Soil Organic Matter, as listed in Table 10.1.

6) Review of site waste management records where made available

7) Review of details for any site won materials used including the location and reason for excavation (e.g., sub soil excavated as part of foundation construction) and approximate volume used.

8) Review of information presented on use of barrier pipes.

4.0 Health and Safety during Remediation

4.0.1 During remediation the workforce will need to adopt full HSE measures to ensure that the elevated concentrations of contaminants requiring cover, treatment and/or removal are dealt with according to current guidelines and codes of practice. Suitably experienced and competent staff should be employed to carry out the on-site remediation.

4.0.2 Site personnel are not permitted to enter unstable excavations, nor excavations in which contamination is present, nor unsupported excavations deeper than 1.2m, in accordance with standard HSE protocols. Standard air sampling and monitoring equipment shall be used which emits an audible warning of the presence of any volatile gases and/or low oxygen atmospheres.

5.0 Conclusions & Recommendations

5.0.1 It is understood that the site is to be redeveloped for high rise residential use.

5.0.2 Broadly speaking the Phase 2 Site Investigation has identified that, due to the presence of buildings and hardstanding at the site, there are no significant risk pathways to end users of the site. However, this is not the case in areas of soft landscaping and remedial measures are presented above. Risk management measures are also required for construction workers and potable water supply pipes as detailed.

5.0.3 It is recommended the mitigation measures outlined in this report are incorporated into the site redevelopment by the construction contractor. Advice should be sought from specialist contractors (where required) and detailed method statements developed to facilitate the implementation of these measures. Only when all remedial items have been addressed can the conceptual site model be updated and identified risks reduced to low.

5.0.4 The findings and recommendations of this report will require consideration and comment from the regulatory authorities (copies of which have been supplied to relevant parties as part of the current issue). We cannot recommend any remedial works commence until receipt of approval from these parties has been obtained. Any works that commence in advance of an approval will be done so at the contractor's risk and RoC Consulting cannot be held responsible for abortive time / costs that may arise as a result.

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APPENDIX A – SITE DRAWINGS



1 East Elevation
1 : 200

0m 10m 20 m

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Elevation / Materials Key

AP-01: Architectural precast banding with chamfer

AP-02: Architectural precast window head with angled recess

AP-03: Architectural precast plinth

BR-01: Masonry pier

BR-02: Masonry pier with rustication

BR-03: Masonry recess

BR-04: Masonry patternation - stepped Flemish Bond

CL-01: Insulated aluminium cladding with angled recess

CL-02: Aluminium rectangular profile fin vertical

CL-03: Aluminium rectangular profile fin horizontal

CP-01: Aluminium coping

CP-02: Aluminium panel with vent above window head

DR-01: Aluminium framed glazed door

DR-02: Steel framed door solid panel

DR-03: Steel framed louvred doors

GL-01: Slim profile aluminium window frame

GL-02: Aluminium framed curtain walling

GL-03: Aluminium framed curtain walling with extended fin

GL-04: Extruded rectilinear aluminium infill to curtain walling

GL-05: Aluminium profile sill

LF-01: Aluminium louvre infill panel

LF-02: Aluminium louvred screen

SN-01: Building signage

OP-01: Open void

Key Plan

Rev	Description	Date	By
P01	Issued for costing purposes	08.11.22	
P02	Crown parapet lowered, louvred enclosure indicated at roof, aluminium panel indicated above window, horizontal brick band omitted. Reissued for costing	18.11.22	SD
P03	Coordination issue to design team. 2 storeys removed from building, corridor pressurisation risers amended and clusters reconfigured, ground floor openings refined, client changes to GF and Mezz food hall.	23.12.22	SD
P04	Room names amended, parapet coping line raised to meet roof buildup, aluminium chamfer amended to suit U-values, recesses added to South elevation, single door widths reviewed	12.01.23	SD
P05	Building Levels changed. Mezzanine level changed to Level 01, levels above and sheet names changed accordingly.	20.01.23	JB
P06	Issued following split core work incl core GI, setting out, cluster rearrangement, elevations reconfigured, BWK setting out, amendments to GF and Level 01	07.03.23	FC

Title
General Arrangement - East Elevation

Drawing No.
1172-TGA-XX-XX-DR-A-05000

Revision
P06

Status
For Information

Scale
As indicated@A1

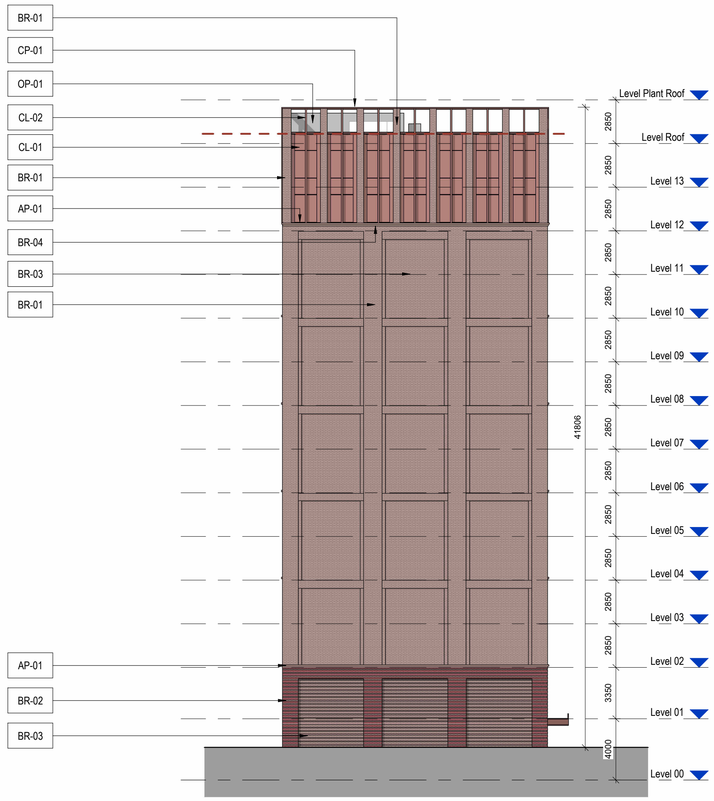
Project
1172 - First Street

Client
VITA

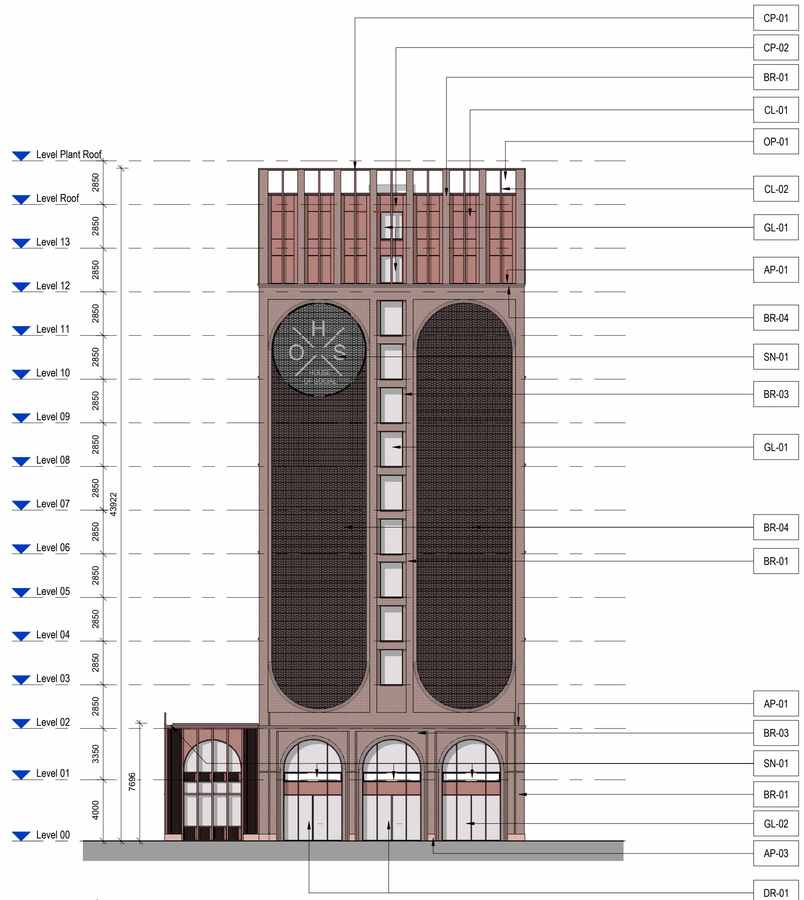
TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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1 South Elevation
1 : 200



2 North Elevation
1 : 200

0m 10m 20 m

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Elevation / Materials Key

AP-01: Architectural precast banding with chamfer

AP-02: Architectural precast window head with angled recess

AP-03: Architectural precast plinth

BR-01: Masonry pier

BR-02: Masonry pier with rustication

BR-03: Masonry recess

BR-04: Masonry patternation - stepped Flemish Bond

CL-01: Insulated aluminium cladding with angled recess

CL-02: Aluminium rectangular profile fin vertical

CL-03: Aluminium rectangular profile fin horizontal

CP-01: Aluminium coping

CP-02: Aluminium panel with vent above window head

DR-01: Aluminium framed glazed door

DR-02: Steel framed door solid panel

DR-03: Steel framed louvred doors

GL-01: Slim profile aluminium window frame

GL-02: Aluminium framed curtain walling

GL-03: Aluminium framed curtain walling with extended fin

GL-04: Extruded rectilinear aluminium infill to curtain walling

GL-05: Aluminium profile sill

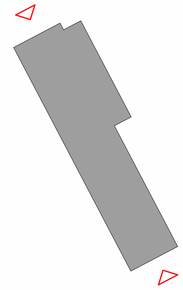
LF-01: Aluminium louvre infill panel

LF-02: Aluminium louvred screen

SN-01: Building signage

OP-01: Open void

Key Plan



Rev	Description	Date	By
P01	Issued for costing purposes	08.11.22	
P02	Crown parapet lowered, louvred enclosure indicated at roof, aluminium panel indicated above window, horizontal brick band omitted. Reissued for costing	18.11.22	SD
P03	Coordination issue to design team. 2 storeys removed from building, corridor pressurisation risers amended and clusters reconfigured, ground floor openings refined, client changes to GF and Mezz food hall.	23.12.22	SD
P04	Room names amended, parapet coping line raised to meet roof buildup, aluminium chamfer amended to suit U-values, recesses added to South elevation, single door widths reviewed	12.01.23	SD
P05	Building Levels changed. Mezzanine level changed to Level 01, levels above and sheet names changed accordingly.	20.01.23	JB
P06	Issued following split core work incl core GI, setting out, cluster rearrangement, elevations reconfigured, BWK setting out, amendments to GF and Level 01	07.03.23	FC

Title
General Arrangement - North & South Elevation

Drawing No.
1172-TGA-XX-XX-DR-A-05001

Revision
P06

Status
For Information

Scale
As indicated@A1

Project
1172 - First Street

Client
VITA

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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1 | West Elevation
1 : 200

0m 10m 20 m

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Elevation / Materials Key

AP-01: Architectural precast banding with chamfer

AP-02: Architectural precast window head with angled recess

AP-03: Architectural precast plinth

BR-01: Masonry pier

BR-02: Masonry pier with rustication

BR-03: Masonry recess

BR-04: Masonry patternation - stepped Flemish Bond

CL-01: Insulated aluminium cladding with angled recess

CL-02: Aluminium rectangular profile fin vertical

CL-03: Aluminium rectangular profile fin horizontal

CP-01: Aluminium coping

CP-02: Aluminium panel with vent above window head

DR-01: Aluminium framed glazed door

DR-02: Steel framed door solid panel

DR-03: Steel framed louvred doors

GL-01: Slim profile aluminium window frame

GL-02: Aluminium framed curtain walling

GL-03: Aluminium framed curtain walling with extended fin

GL-04: Extruded rectilinear aluminium infill to curtain walling

GL-05: Aluminium profile sill

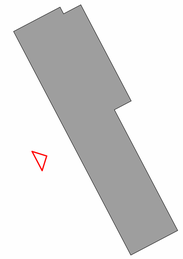
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P05	Building Levels changed. Mezzanine level changed to Level 01, levels above and sheet names changed accordingly.	20.01.23	JB
P06	Issued following split core work incl core GL setting out, cluster rearrangement, elevations reconfigured, BWK setting out, amendments to GF and Level 01	07.03.23	FC

Title
General Arrangement - West Elevation

Drawing No.
1172-TGA-XX-XX-DR-A-05002

Revision
P06

Status
For Information

Scale
As indicated@A1

Project
1172 - First Street

Client
VITA

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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JAMES GRIGOR SQUARE

RIVER STREET

WILMOTT STREET

LOADING ONLY

FIRST STREET

HULME STREET

FUTURE PLOT 9B DEVELOPMENT

MEANWHILE LAWN
Species rich wildflower lawn to be installed on plot 10A

Ramp access to cycle store and bin stores

Tree in planter to be delivered as part of plot 10A development.

Final access to servicing yard to be delivered as part of Plot 10A development. Tempporary access required for plot 10B.

Kitchen 1
Kitchen 2
Kitchen 3
Kitchen 4
Kitchen 5
Food Hall
Staircore 2
Lift 01
Store
Staircore 1
Acc WC
Stair Lobby 04
Lift 05
BoH Lobby
Dry Storage
Cold Store
Pot Wash + Prep
Corridor
Refuse Store
Store
Refuse Drop
Student Bin Store
Gym
Comms
Acc WC
Staff Office
Cycle Store
Entrance Lobby
Delivery Store
Lift 04
Lift 03
Lift 02
Stair Lobby 03
Staircore 3
Parcels
Laundry
M Store
Commercial Sprinkler + Domestic Water
LV Switch
Sub St.

KEY

Application Boundary

HARDWORKS

YORKSTONE FLAG PAVING - FOOTPATH
- Sandstone paving to match specification of existing First Street surfacing

YORKSTONE FLAG PAVING - ENTRANCE
- Sandstone paving with different finishing or arrangement to footpath paving to highlight entrances

LINEAR CONCRETE BLOCK
- Option to use permeable system

LOOSE GRAVEL STRIPE
- 400mm wide loose gravel stripe to edge of rain garden

INSITU CONCRETE SURFACING

EXISTING TARMAC TO BE RESURFACED

GRANITE SETTS

ROAD KERB - UPSTAND
- Granite upstand kerb; W: 300mm, H: 60mm

ROAD KERB - FLUSH
- Granite flush kerb; W: 300mm

PLANTER EDGE - RETAINING WALL
- Granite planter edges acting as retaining wall; Height various

PLANTER EDGE
- Upstand granite planter edges

PROPOSED BRICK WALL
- To ramps and stairs at servicing yard

METAL HAND RAILS TO STAIR

GRANITE STEPPS

GRANITE BLISTER HAZARD PAVING

GRANITE CORDUROY HAZARD PAVING

TEMPORARY TIMBER RAILING
-To be removed before the construction of Plot 10A

LOADING BAY MARKING
- Shown indicative only. Details to be coordinated with highway engineers.

SOFTWORKS

SEMI-MATURE TREE - Proposed

SHRUB/PERENNIAL PLANTING

RAIN GARDEB PLANTING
- Planting with capacity to thrive in long periods under water and dry spells.

HEDGE
- Instant, trough grown, 1.2m high, 1m troughs

TEMPORARY MEANWHILE USE LAWN
- Species rich wildflower lwan to be installed to future Plot 10A
- To be removed before the construction of Plot 10A

TEMPORARY WIND MITIGATION TREES
- Meanwhile trees planting for wind mitigation.
- To be relocated/removed before the construction of Plot 10A

FURNITURE

EXISTING HYDRANT

PROPOSED FIXED BOLLARD
Bo1

PROPOSED FIXED BOLLARD
Bo2
- Automatic telescopic bollards

TREE PLANTER
- 3m x 2m
- To Hulme Street site entrance

BIERKELLER TABLE SET

TIMBER BENCH

WAY FINDING TOTEM
- Design to be developed in next stage

RAISED PLANTER
- Mobile planter to outdoor dinning ar along Wilmott Street

PARASOL UMRELLA
- 3m x 3m

CYCLE STAND

LITTER & RECYCLING BINS

LIGHTING

BUILDING MOUNTED LIGHTING
- Locations shown indicative only. Exact location to be coodinate with architects in next stage.

PLANTING UPLIGHTER - In soft

EXISTING LAMP POST TO BE RELOCATED

Revision	Date	Description	Drawn	Apprvd.
S4-P08	30-02-23	Removed 1no. parasol	YH	RM
S4-P07	28-03-23	Amends following building layout changes	YH	RM
S4-P06	28-02-23	RLB updated	YH	RM
S4-P05	03-02-23	Layout amendments	YH	RM
S3-P04	02-02-23	Layout amendments	YH	RM
S3-P03	01-02-23	Layout amendments	YH	RM
S1-P02	16-12-22	Layout amendments	YH	RM
S1-P01	17-11-22	First issue	RM	RM

Client Select Property Group

Project First Street Plot 10b

Drg Title General Arrangement

Created on	Created by	Approved by
17-11-2022	VE	RM

Scale	Size	Workstage
1:200	A1	Planning

Drg No.
PL1471.3-PLA-ZZ-00-DR-L-001

Suitability	Revision
S4	P08

Planit I.E. Limited
E: info@planit-ie.com **W:** planit-ie.com

MANCHESTER
2 Back Grafton St , Altrincham, WA14 1DY
T: 0161 928 9281

LEEDS
No.1 Aire Street, Leeds Station, Leeds, LS1 4PR
T: 0113 824 6413

LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

STANDISH
Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ
T: 0145 360 7080

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

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APPENDIX B – PLANNING DECISION NOTICE

Minded to Approve subject to a S106 agreement to secure 15% of the PBSA accommodation as Affordable Units and to ensure that the waste from the building is collected by a Commercial Operator in perpetuity

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XX-DR-A-95021 P06 (Proposed Site Plan)

(b) Dwgs .....

(c) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23;

(d) Accommodation Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23;

(e) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23;

(f) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23;

(g) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre-assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23'

(h) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23;

(i) House of Social 1 Ltd W A S T E & S E R V I C I N G S T R A T E G Y R E P O R T Plot 10b, April 2023 First Street stamped as received on 27-04-23;

(j) Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23;

(k) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23;

(l) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03 23;

(m) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23;

(n) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23;

(o)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site Investigation Plot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc;

(p) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23;

(q) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport Statement by Vectos both dated April 23 and stamped as received on 27-04-23;

(r) Food Hall Management Plan First Street, Manchester stamped as received on 17-02-23;

(s) Student Management Plan stamped as received on 12-05-23

(t) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23;

(u) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos;

(v) ES Volume 1 Main Text:

1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals
4. Alternatives and Design Evolution 26
5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health,
10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts
15. Type 1 Cumulative Effects

(x) ES Volume 2 List of Appendices

Chapter 1: Introduction
Appendix 1.1 - Site Location Plan
Chapter 2: Environmental Impact Assessment Methodology
Appendix 2.1 - ES Scoping Report

Appendix 2.2 - Committed Developments
Appendix 2.3 - EIA Scoping Opinion
Chapter 3: Alternatives and Design Evolution
No appendices
Chapter 4: Site, Surroundings and Description of Proposals
No appendices
Chapter 5: Construction Management and Phasing
Appendix 5.1 - Plot 10a Construction Management Plan and TMP
Appendix 5.2 - Plot 10b Construction Management Plan
Chapter 6: Air Quality
Appendix 6.1 - Air Quality Technical Appendix
Appendix 6.2 - Air Quality Figures
Chapter 7: Climate Change
Appendix 7.1 - Plot 10a Whole Life Carbon Assessment
Appendix 7.2 - Plot 10b Whole Life Carbon Assessment
Appendix 7.3 - Climate Change Risk Review
Chapter 8: Daylight, Sunlight and Overshadowing
Appendix 8.1 - 10A - Massing Images Baseline v Proposed
Appendix 8.2 - Window Maps
Appendix 8.3 - 10A Technical Analysis Results
Appendix 8.4 - 10B - Massing Images Baseline v Proposed
Appendix 8.5 - 10B Technical Analysis Results
Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed
Appendix 8.7 - 10A + 10B Technical Analysis Results
Appendix 8.8 - Massing Images - Cumulative Scenario
Appendix 8.9 - Technical Analysis Results - Cumulative Scenario
Appendix 8.10 - Mirror Image Analysis
Appendix 8.11 - Façade Study

(y) ES Volume 3 -Non Technical Summary

all stamped as received on 23-01-23

As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate Technical Note by arcaero stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlight Impacts Summary Table stamped as received on 20-04-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*hand sized samples and specifications of all materials to be used on all external elevations;
*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and

*a programme for the production of the full sized sample panels and strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 10, First StreetEnvironmental Statement (Chapter 7) February 2023 stamped as received on 01-03-23;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Notwithstanding the Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site Investigation Plot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc the measures for investigating the site identified in the Site Investigation Proposal shall be carried out. Prior to the commencement of development a report outlining what measures, if any are required to remediate the land (a Site investigation Report and / or Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall

not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority

- Display of an emergency contact number;
- Arrangements that no noisy work shall commence before 08:30
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Notwithstanding the documents detailed in condition 2, prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs ..... shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

All of the above shall be fully implemented prior to occupation of the development

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

7) Prior to use of the Food Hall external area on River Street commencing, a management strategy for the operation of the area, to include details of how , how noise from patrons and potential crime and disorder issues would be managed and how the area will be cleared and closed by ..... and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

8) A programme of archaeological works will be undertaken in accordance with the approved Written Scheme of Investigation prepared by Pre-Construct Archaeology in January 2023 (Plot 10B First Street, Medlock Street, Manchester. Written Scheme of Investigation for Archaeological Works) and submitted as part of the planning application. The WSI covers the following:

1. A phased programme and methodology of investigation and recording to include:
i) archaeological Strip-Map-Record
ii) informed by the above, targeted more detailed excavation of the most significant areas identified by the strip
2. A programme for post-investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the investigation results.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

10) Notwithstanding the details as set out within condition 2 (k) no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include:

*A finalised drainage layout showing all components, outfalls, levels and connectivity, limiting surface water discharge to a maximum 5l/s;
*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
* Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100-year rainfall event with allowance for 45% climate change in any part of a building;
*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
Property threshold levels must be set a minimum of 30.925m AOD, in line with the proposed Flood Risk Assessments (FRA). Providing the Environment Agency agree, given the main risk of flooding at this location is associated to River Medlock (statutory main river). *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
*Evidence of an agreement in principle to divert the existing United Utilities sewer within the site boundary.
* Hydraulic calculation of the proposed drainage system;
* Construction details of flow control and SuDS elements.

The approved details shall be implemented as part of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a)Verification report providing photographic evidence of construction as per design drawings;
(b)As built construction drawings if different from design construction drawings;
(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) Nothwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg ..... commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) The PBSA accommodation hereby approved shall be operated in accordance with the Student Management Plan stamped as received on 12-05-23

Reason

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

14) Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23:

a) Prior to above ground works, a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby

commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which
require consideration on or near the site.
The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be
completed before any of the dwelling units are occupied.
Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved with windows closed:

Bedrooms (night tme - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytme - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (day_me) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal
noise criteria.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which superseed this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

16) The Food Hall (Sui Generis) use shall operate in accordance with the following hours:

0800hrs to 0100hrs Monday to Sunday

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

17) Notwithstanding the recommendation within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before the operation of the ground floor Food Hall commences , details of it will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)
Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

18) Prior to use of the Food Hall external area on River Street commencing details of the hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

19) Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg .....commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these strucutures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented and remain in place for as the area is in use.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

20) The development hereby approved shall be carried out in accordance with the W A S T E & S E R V I C I N G S T R A T E G Y R E P O R T
Plot 10b, First Street April 2023 and House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos;

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

22) a) At periodic intervals (every 6 months) as agreed with the Work and Skills Team, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically

The report will include the following:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

23) Prior to occupation of (a) The PBSA; and (b) The Food Hall (Sui Generis)

a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

24) The development hereby approved shall be carried out in accordance with the targets set out within the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre-assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23'

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

25) Prior to implementation of any proposed lighting scheme (including on the roof terrace and external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

26) The development hereby approved shall be carried out in accordance with the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23;

In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
iv) measures for the delivery of specified travel plan services;
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and
vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

27) Notwithstanding the Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

29) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

30) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

31) The window(s) at ground level, fronting onto River Street , River Street / Wilmott Street and from the reception area fronting the route to the service yard shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

33) Notwithstanding the details contained within condition 2 above prior to the first occupation of the PBSA a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and

shall be implemented and be in place prior to the first occupation of the student accommodation and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

34) The development shall be carried out in accordance with sections 4, 5 and 6 of the Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23;

The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

35) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg .....shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) The 100 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwgs ..... along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.

b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

c) If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

38) Prior to the first use of the development hereby approved a external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

39) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 15. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

40) The proposed gym use hereby approved as shown in dwg ..... shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

41) Before any part of the development hereby approved is first occupied details of the following to be based on the findings of a Stage 1 Road Safety Audit (RSA 1)shall be submitted and approved in writing by the City Council as Local Planning Authority:

A service management plan to include details of final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading and detail a programme for the implementation of the interim arrangements if Plot 10a is not completed before Plot 10b.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

42) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the use first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

43) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the Fire Safety Measures set out in the Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23;

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

44) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

45) Air quality mitigation shall be implemented in accordance with Chapter 6 of the Plot 10, First Street Environmental Statement
February 2023 by Deloitte's stamped as received on 01-03-23.

During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP. Prior to commencement of development verification that the mitigation measures have been implemented shall be submitted to an agreed in writing by the City Council as local planning authority and shall remain in situ whilst the development is under construction'

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

46) Any external food delivery services will collect the food from the service yard as shown on Dwg .....goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.

Reason - In the interest of pedestrian safety and secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.
Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: http://iaqm.co.uk/guidance

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Nesting birds: No works to trees or shrubs shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence .

Generator: The routine maintenance and servicing of the now proposed emergency generator (level 12) shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out
arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

The consent hereby granted does not negate the need for any statutory consents required in relation to the development relating to Gas Infrastructure from Cadent Gas

APPENDIX C – UNITED UTILITIES PIPE WORK RISK ASSESSMENT PROFORMA

Supplementary guidance for the selection of water pipes in land potentially affected by contamination

Introduction

In January 2011, UK Water Industry Research (UKWIR) published "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (Ref 10/WM/03/21; the 'UKWIR Guidance'). Its aim is to ensure that the correct materials are selected for water pipes and components to be used below ground in brownfield sites to protect the quality of drinking water whilst taking into account the service life of the water distribution system. It supersedes the Water Regulations Advisory Scheme (WRAS) Information and Guidance Note 9-04-03 "Laying Pipes in Contaminated Land" which has been withdrawn.

The UKWIR Guidance is for use by developers, self-lay organisations, water companies and consultants when planning, designing and constructing water mains and/or services in brownfield sites. It defines brownfield sites as "land or premises that have previously been used or developed. They may also be vacant or derelict. However, they are not necessarily contaminated." The UKWIR Guidance states that it does not apply to greenfield sites; however, we consider this supplementary guidance and the relevant sections of the UKWIR guidance as being equally suitable for application to those greenfield sites considered to be potentially affected by contamination. Where greenfield sites are not affected by contamination a preliminary risk assessment (see below) will suffice.

The UKWIR Guidance also states that there should be no departure from its provisions "*except where formally approved by the Water Company, such departure being technically justifiable or representing advances in knowledge or product development*".

We have adopted the UKWIR Guidance in principle and produced this company specific supplementary guidance (the 'UUW Guidance') which includes the Risk Assessment for Water Pipes (the 'RA').

This guidance does not cover operative safety, health exposure modelling or accidental pipe damage.

Risk Assessment for Water Pipes in Land Potentially Affected by Contamination

Any application for new water supplies to a development (construction of new properties, or renovation or conversion of existing buildings) in land potentially affected by contamination shall include a completed RA.

As a minimum a desk study (preliminary risk assessment) shall be provided with the RA in accordance with the framework in Environment Agency publication "Model Procedures for the Management of Land Contamination" (ref: CLR11) that sets out whether the land through which the pipes are to be laid may be affected by contamination. The application of the source, pathway, receptor concept will be an integral part of any pipeline risk assessment. For each potential source (the contamination) and each potential receptor (the water pipe), consideration shall be given to whether a potential pathway between source and receptor exists, or may exist in the future, linking the two. There are normally only three pathways by which contamination may come into contact with water pipes. These are direct contact with the soil or backfill, an excessive vapour phase or a contaminated groundwater regime. If none of these conditions exist on site (adopting the source, pathway, receptor concept) then it is likely that extended and/or targeted soil testing will not be required and a simple risk assessment will suffice. For those sites where land may be affected by contamination appropriate testing shall be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. The testing requirements are as described in the following section.

The signatories of the Water Supply Application Form and the RA must ensure that all assessments of land condition have been carried out in accordance with applicable current standards and guidelines by or under the direction of a suitably qualified competent person.

We require the competent person to be a) a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, the Geological Society of London or the Royal Institution of Chartered Surveyors) with relevant experience of investigating contaminated sites or b) a Specialist in Land Condition (SiLC) with appropriate geo-environmental experience.

Testing Requirements

The soil, rock and if appropriate groundwater tests that are required on all sites where the potential for organic contamination has been identified in the desk study and where water pipes are proposed to be laid must be accredited by United Kingdom Accreditation Service (UKAS) as a minimum and where commercially available the Environment Agency's Monitoring Certification Service (MCERTS). These accredited tests should be undertaken for:

Banded hydrocarbons EC5-EC10, EC10-EC16, EC16-EC40 (Total aliphatic and aromatic hydrocarbons for each banding may be summed). Aliphatic/aromatic fractionation and subsequent banding may be required should a more detailed site specific risk assessment be undertaken. The bandings have been amended to take into account readily available laboratory tests. The equivalent carbon number (EC) is used to assess petroleum hydrocarbon mixtures rather than the actual number of carbon atoms in the molecule in line with guidance issued by the Environment Agency (2005).

Volatile organic compounds (VOCs) (method by head space or purge & trap GCMS) with tentative identification of compounds greater than 20µg/kg. The method used should be capable of detecting a wide range of compounds listed in US EPA Method 8260C or similar. The method should include analysis of naphthalene.

BTEX (Benzene, toluene, ethyl benzene and xylenes) plus MTBE (Methyl-tertiary butyl ether) (by head space GCMS)

Semi-Volatile Organic Compounds (SVOCs) (method by GCMS) with tentative identification of compounds greater than 20µg/kg The method used should be capable of detecting the compounds listed in US EPA Method 8270D or similar. The total concentration of SVOCs excludes polycyclic aromatic hydrocarbons, ethers, nitrobenzene, ketones, aldehydes, phenols, cresols and chlorinated phenols. Phenols, cresols and chlorinated phenols which are detected by the SVOC analysis are given their own assessment criteria.

We do not consider Table G1 and Table 3.1 of the UKWIR Guidance to be a definitive guide for assessing total concentrations. Table 1 in the RA below replaces Table 3.1 of the UKWIR Guidance.

Where previous site uses include the use, storage, treatment, disposal or manufacture of any of the following, appropriate testing for these substances will be required:

Ethers, nitrobenzene, ketones, aldehydes and amines. Note that the presence of amines on any site at the proposed pipe depth +/- 1.0m precludes the use of polyethylene. The methods of analysis and method of calculation of total concentrations of these compounds will need to be agreed with UUW.

To comply with the testing requirements, the suites of tests that are required on all brownfield sites where wrapped steel, wrapped ductile iron or copper pipes are to be laid as minimum must include:

pH, Conductivity and redox potential

Sufficiency of Testing

Water pipes are normally laid at between 0.75 and 1.35m from finished ground level to crown of pipe. Samples taken and tested must represent both a) the soil in which the water pipes are to be laid and b) the soil down to at least 500mm below the underside of the proposed pipe. Where the proposed depth of the pipes is unknown at the time of application, soil samples representative of the ground condition between surface level and 1.5m below finished ground level shall be taken as a minimum. Where appropriate (see UKWIR Guidance) groundwater sampling and groundwater monitoring will also be

necessary. Photo-ionisation detection (PID) monitoring along the proposed route of the pipeline may be employed, though this does not provide a definitive guide to the suitability of water pipe materials.

Where required a sufficient number of test results should be obtained from the material in which the pipes are to be laid. CLAIRE/CIEH 2008 “Guidance on comparing soil contamination data with a critical concentration” may be used, where appropriate, to justify the number of soil samples tested; however, this statistical model should not be used on heterogeneous materials or used to average test results from different types of materials.

Further guidance on representative sampling is contained within BS10175:2011 Code of Practice for the Investigation of Potentially Contaminated Sites, the Department of the Environment’s Contaminated Land Research Report “Sampling strategies for contaminated land” prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4; 1994) and the Environment Agency’s “Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination” (ref: R&D Technical Report P5-066/TR; 2000).

Where remediation has been carried out on the site, the test results obtained from validation samples will be used in the assessment. Where a horizontal capping system has been or will be employed using materials spread across a site, sufficient samples will need to be taken to characterise the capping material used and the results presented to UUW. However, the sufficiency of sampling on the horizontal capping system, in which the pipeline will be placed, may be assessed on the basis of the source, quantity and type of materials used.

Detection Limits

Only positive concentrations, ie those above the limit of detection should be used in summation of VOC and SVOC (or other test groups of compounds ie phenols, cresols and chlorinated phenols). Laboratory methods shall provide a minimum limit of detection of 10µg/kg for each individual VOC or SVOC (or other test groups of compounds) quantitatively detected in accordance with the methods described above. For tentatively identified compounds (TICs), only those compounds with a concentration of 20µg/kg or greater shall be used in the summation of VOC and SVOC (or other test groups of compounds).

Protective Measures

Where polyethylene, ductile iron, steel or copper pipes are to be laid on a brownfield site or other land potentially affected by contamination (whether or not it has been remediated) and where the concentrations exceed the generic guideline values set out in Table 1 of the RA, the developer shall provide either:

a) a robust risk assessment to show how any contaminants will not significantly impact on proposed water supplies or buried assets over the lifetime of the assets; or

b) more suitable pipe materials; or

c) an engineering solution to protect the pipe work backed up by an adequate assessment of the risk.

Liquid free phase product (e.g. oil or free solvent layers) shall not remain in the ground or groundwater in the vicinity of water pipes, whether barrier pipe or any other pipe materials are used.

When designing pipe routes on land potentially affected by contamination, new preferential contamination pathways along the route of new water pipes shall not be created. Particular measures may be required to prevent the possible migration of contamination through pipe bedding and into controlled waters.

References

BS10175:2011 “Investigation of Potentially Contaminated Sites Code of Practice”

CLAIRE/CIEH “Guidance on comparing soil contamination data with a critical concentration” 2008

Department of the Environment Contaminated Land Research Report “Sampling strategies for contaminated land” prepared by The Centre for Research into the Built Environment, Nottingham Trent University (Ref: CLR 4) 1994

Environment Agency “Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination” (ref: R&D Technical Report P5-066/TR) 2000

Environment Agency “Model Procedures for the Management of Land Contamination” (ref: CLR11), 2004

Environment Agency P5-080/TR3 “The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soils”, 2005

UK Water Industry Research (UKWIR) "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (Ref 10/WM/03/21)” January 2011

Water Regulations Advisory Scheme (WRAS) Information and Guidance Note 9-04-03 “Laying Pipes in Contaminated Land” 2002

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About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.
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Risk Assessment for Water Pipes (RA)

The risk assessment for water pipes will help you choose appropriate materials for your development. We are happy to deal with a risk assessment for water pipes in advance of any formal application for a new water supply.

If you need any help completing the form please call us on 0845 026 4296.

When completing this form electronically, the larger text boxes will expand in height if required.

Section 1: Development Details	
Development Name *(if it has one)*	
Development Address	
OS Grid Reference *(mid point)*	
Developers Name	
UUW reference number *(for UU use only)*	
Please provide details below of the current and historical use of the site and adjacent sites. *If your supporting information has details of the current and historical site use, please reference below the relevant sections of your report.*	

Section 2: Preliminary Risk Assessment	
Has your desk study and site walkover identified any land potentially affected by contamination?	☐ Yes ☐ No
If the site is potentially affected by contamination but you have not completed any intrusive site investigation please provide details below of the rationale behind the intended pipe selection. *If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.*	

Section 3: Intrusive Site Investigation	
Have you completed any intrusive site investigation?	☐ Yes ☐ No
Date(s) when the site investigation(s) undertaken	
At what level has groundwater been encountered?	metres below ground level or ☐ Not encountered
Table 1 (Pipeline Selection Risk Assessment Summary (PSRAS)) below classifies testing required where the preliminary risk assessment has identified land potentially affected by contamination. Please provide details below of any test groups which have not been tested and the rationale for not testing. *If your supporting information has details of the rationale behind not testing any particular test groups, please reference below the relevant sections of your report.*	
If the intrusive site investigation has identified concentrations above the PE threshold (see PSRAS) and your intended pipe selection is PE please provide details below of the rationale behind the intended pipe selection. *If your supporting information has details of the rationale behind the intended pipe selection, please reference below the relevant sections of your report.*	

Section 4: Site Remediation	
Please provide details below of any site remediation (which may include a change in site levels) already completed. *If your supporting information has details of the site remediation already completed, please reference below the relevant sections of your report.*	
Has the PSRAS (Table 1) been completed using appropriate data after remediation?	☐ Yes ☐ No ☐ N/A
Please provide details below of any proposed site remediation and an analysis of whether this will affect your intended pipe selection. *If your supporting information has details of any proposed site remediation and whether this will affect your intended pipe selection, please reference below the relevant sections of your report.*	

Section 5: Final Use of Site	
Please provide details below of any chemicals (including fuel) to be stored on site and any other future contamination risks which may affect your intended pipe selection. *If your supporting information has details of potential contamination risks which may affect your intended pipe selection, please reference below the relevant sections of your report.*	
What water pipe materials are intended to be used on site?	☐ PE ☐ PE Barrier Pipe Type A ☐ PE Barrier Pipe Type B Other (please specify):

Section 6: Additional Information
Please use the section below to provide any additional details to support your intended pipe selection. *If your supporting information has additional information to support your intended pipe selection, please reference below the relevant sections of your report.*

Section 7: Risk Assessor	
Name and relevant qualifications of person directing the risk assessment for water pipes	
Name and address of risk assessor's company	
Date risk assessment performed	

Section 8: Declaration			
I confirm I have completed this form and provided supporting information in accordance with 'UKWIR Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' and UUW's Supplementary Guidance. I also confirm that if any further site investigation is needed and carried out, I will be required to submit an additional Risk Assessment for Water Pipes with the relevant supporting information. I understand that failure to supply any of the required information may delay my application being processed.			
Name		Company	
Phone Number		Date	

Please e-mail the completed form and supporting information to water.connections@uuplc.co.uk. Alternatively you can fax a paper version to 01925 678926 or post to us at United Utilities Water, Metering and Connections, Ullswater House, Lingley Mere, Warrington, WA5 3LP.

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Table 1 - Pipe Selection Risk Assessment Summary (PSRAS)

1) *Testing must be undertaken on the materials within which the pipes are to be laid, whether that be existing ground materials, remediated materials or imported capping materials. Please use the appropriate testing data to complete Table 1 below.*

2) *If more than one pipe selection is being made, for example, for pipes in different areas of a large site, a completed PSRAS is required for each selection.*

What materials have been tested to populate Table 1 below?	☒ Existing ground materials ☐ Remediated materials ☐ Imported capping materials

All concentrations in mg/kg

Test Group	Testing Required?	PE threshold	Metal Pipes/ Barrier Pipe	Laboratory Detection Limit	Testing UKAS accredited Y/N	Maximum concentration at proposed pipeline depth See Note [2]	Maximum site concentration See Note [3]	Locations and depths where concentrations exceed proposed pipeline threshold
Total VOCs	Where Preliminary Risk Assessment (PRA) has identified land potentially affected by contamination	0.5	Pass	5ug/kg	Y	7ug/kg	7ug/kg	
Total BTEX & MTBE		0.1	Pass	1ug/kg	Y	<2	<2	
Total SVOCs (excluding PAHs and those substances marked with an *)		2	Pass	0.10mg/kg	Y	44	44	
EC5-EC10 aliphatic and aromatic hydrocarbons		2	Pass	0.020mg/kg	Y	<DL	<DL	
EC10-EC16 aliphatic and aromatic hydrocarbons		10	Pass	1mg/kg	Y	6	6	
EC16-EC40 aliphatic and aromatic hydrocarbons		500	Pass	1mg/kg	Y	160	160	
Phenols* (from SVOC analysis)		2	Pass	<1mg/kg	Y	<DL	<DL	
Cresols and chlorinated phenols* (from SVOC analysis)		2	Pass	0.01mg/kg	Y	<DL	<DL	
Ethers*	Only where identified	0.5	Pass					
Nitrobenzene*		0.5	Pass					
Ketones*		0.5	Pass					
Aldehydes*		0.5	Pass					
Amines		Fail	Pass					
Corrosive	Conductivity, Redox and pH	Pass	See Note [1]					

Note [1] Threshold: For wrapped steel, corrosive if pH<7 and conductivity > 400µS/cm. For wrapped ductile iron corrosive if pH<5, Eh not neutral and conductivity > 400µS/cm. For copper, corrosive if pH<5 or >8 and Eh positive.

Note [2] Water pipes are normally laid at 0.75-1.35m below finished ground level.

Note [3] Also state if liquid free product is present in soil or groundwater.











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RoCP Ltd
(Trading as RoC Consulting)
Commercial Wharf
6 Commercial Street
MANCHESTER
M15 4PZ

T | 0161 214 5390
W | www.rocconsulting.com