

To	Head of Planning	FAO: Lucy Harrison
From	Strategic Lead Compliance & Enforcement	
Contact Officer	[REDACTED]	Our Ref 778669
Date	11 August 2023	
Telephone	[REDACTED]	

Consultation on Planning Application

Application No: 137226/FO/2023
Location: Part Of Plot C And Plot E, Great Jackson Street, Manchester
Proposal: Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

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

- Geo-environmental Preliminary Risk Assessment, Crown Street Phase 3, WSP, Reference: 70059549_12063, Dated: March 2023.

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

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

The site is located at NGR 383280E, 397290N and it is 1.1ha in area. The site is currently partly used as the Renaker Marketing suite. Industrial units on the remainder of the site have recently been demolished. Adjacent land use includes high rise apartment blocks from Phases 1 and 2 (some occupied others still under construction), commercial buildings

and a temporary concrete batching plant. Previous land uses on and adjacent to the site have included a petrol filling station (tanks removed under the planning application for the marketing suite), terrace houses, a garage, an engineering works, industrial units, an iron works, engineering works, a mill and a starch works. The site does not lie within 250 metres of any known landfill sites, but is in close proximity to the River Medlock (80m to the east) and 135m to the north. The site lies above the Chester Formation principal aquifer.

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

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

Previous SI by Ramboll for the site of the former petrol filling station noted hydrocarbon odours within the made ground and superficial deposits suggesting localised contamination in this location. A site investigation has been recommended.

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

2. The adequacy of the site investigation

Not submitted to date

3. The adequacy of the final risk assessment

Not submitted to date

4. The acceptability of the proposed remediation strategy

Not submitted to date

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

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

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

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

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

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

Fiona Sharkey
Strategic Lead Compliance & Enforcement