Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2021/120915/01-L01
Your ref: 129020/FO/2020

Date: 26 January 2021

FAO: Robert Griffin

Dear Sir

ERECTION OF 1 NO. 13 STOREY BUILDING AND 1 NO. PART 4 AND PART 5 STOREY BUILDING TO FORM PURPOSE BUILT STUDENT ACCOMMODATION TOGETHER WITH A SINGLE STOREY SIDE AND REAR EXTENSION TO THE RETAINED AND REFURBISHED OAKLEY VILLA AND CONVERSION TO FORM AMENITY AND COMMUNAL SPACE TOGETHER WITH ASSOCIATED LANDSCAPING, CYCLE PARKING, CAR PARKING AND ASSOCIATED WORKS FOLLOWING THE DEMOLITION OF EXISTING OFFICE ACCOMMODATION ON THE SITE.

OAKLEY, 188 WILMSLOW ROAD, MANCHESTER, M14 6LJ

Thank you for consulting the Environment Agency (EA) on the above development proposal. Referral for this application was received by the Agency on 21 January 2021.

Environment Agency Commentary

Due to current internal resource constraints, our Groundwater and Contaminated Land Team has not been able undertaken a review of the risk posed by the proposed development to controlled waters. We would therefore advise that you refer to our published Guiding Principles for Land Contamination which outlines the approach we would wish to see adopted to managing risks to the water environment from this site and consult with your Environmental Health / Environmental Protection Department for further detailed advice.

Where planning controls are considered necessary we would recommend that you seek to integrate any requirements for human health protection with those for protection of the water environment. This approach is supported by Paragraph 170 (e and f) of the National Planning Policy Framework (NPPF).

Further to the above, please see outlined below several informatives which should be considered and used to inform/advise development going forward.

Local Planning Authority (LPA) Informative - Contaminated Land Investigation / Remediation

The NPPF takes a precautionary approach to land contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of remediation.

Where contamination is known or suspected, a desk study, site investigation, remediation and other works may be required to enable safe development. The minimum requirements for submission with a planning application are a preliminary risk assessment, such as a site walkover or desk top study.

Site investigation and remediation strategy reports may be required for submission with a planning application for sensitive land use types or where significant contamination, or uncertainty, is found. When dealing with land affected by contamination, developers should follow refer initially to the following guidance: https://www.gov.uk/contaminated-land

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Should you have any queries regarding this response or further to this letter wish to request detailed review by our Groundwater and Contaminated Land (GWCL) Team of any site investigations reporting / remediation proposals, then please do not hesitate to our Sustainable Places team at SPPlanning.RFH@environment-agency.gov.uk.

Yours faithfully

Liza Willow
Sustainable Places Planning Advisor
Liz.willow@environment-agency.gov.uk

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