

Your Ref: PP-14794099

13 March 2026

Ms Jennifer Atkinson
Planning and Regeneration
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER – FULL PLANNING APPLICATION FOR ENHANCED TEMPORARY WATER TREATMENT PLANT

We write on behalf of our client, Manchester City Council (MCC) (“the Applicant”), to submit a full planning application for the installation of an enhanced temporary water treatment plant within the Red Bank neighbourhood of the Victoria North development site.

The proposed development is required to manage and treat emerging groundwater encountered during the delivery of the Victoria North infrastructure and enabling works, prior to discharge to the United Utilities sewer network.

The description of development is as follows:

“Full planning application for the installation of an enhanced temporary water treatment plant and associated works for a temporary period of up to three years.”

The application is submitted electronically via the Planning Portal. The necessary planning application fee will be paid by MCC directly via internal transfer.

BACKGROUND

The Victoria North Red Bank enabling and infrastructure works were granted planning permission under application 133143/VO/2022, approved in July 2022.

During early stages of the works in 2023, BAM Nuttall identified a source of emerging groundwater entering the site from the north. Sampling undertaken in consultation with United Utilities identified elevated levels of dissolved methane and associated contaminants which require treatment prior to discharge to the sewer.

A temporary discharge consent was subsequently agreed with United Utilities in June 2023. To comply with this consent, a temporary aeration treatment system was installed on site consisting of a collection tank, aeration unit, generator and associated infrastructure.

While this system has enabled treatment of the emerging water since mid-2023, it requires regular manual intervention and maintenance. With BAM Nuttall due to complete their works on site in March 2026, the site will thereafter become largely un-manned and the existing arrangement would no longer be practical to operate.

DESCRIPTION OF DEVELOPMENT

The proposed development will replace the existing treatment equipment with an enhanced temporary treatment plant designed to operate more reliably with significantly reduced maintenance requirements. The system uses a sparging treatment process, which is less susceptible to scale build-up and allows remote monitoring and operation. This will enable continued treatment of the emerging groundwater and ensure ongoing compliance with the United Utilities discharge consent.

United Utilities have recently agreed an extension to the temporary discharge consent until 4 June 2027. The enhanced temporary plant will therefore allow the Applicant to maintain compliant discharge arrangements until a permanent long-term solution is secured. The proposal is therefore operationally necessary to ensure appropriate management of emerging groundwater within the site.

The enhanced temporary treatment plant will broadly replace the existing temporary equipment currently operating within the site. The proposed installation comprises:

- an existing below-ground reception tank containing submersible pumps;
- an above-ground sparging treatment unit to remove methane from the water;
- monitoring equipment allowing remote monitoring and operation;
- a bunded concrete slab to prevent discharge to ground in the event of an incident;
- electrical connection and ancillary infrastructure; and
- a fenced enclosure to provide security and safe maintenance access.

The equipment will be contained within a modest operational compound secured by 1.8m high fencing and mounted on a bunded slab designed to contain any accidental discharge. Access for maintenance will be taken via the existing site entrance from Dantzic Street, using established access routes within the site.

Planning permission is sought for a temporary period of up to three years.

NOISE AND AMENITY

The Applicant has discussed the proposals with the Council's Environmental Health team and, following this engagement, a detailed acoustic assessment has been prepared by Arup to assess the operational noise associated with the proposed temporary water treatment plant.

The assessment has been undertaken in accordance with British Standards, which provides the recognised methodology for assessing industrial and plant noise impacts on residential receptors. The assessment also adopts the criteria set out in Manchester City Council's Planning and Noise Technical Guidance, which requires plant noise rating levels to be 5 dB below the representative background sound level at the nearest noise sensitive location.

Baseline sound measurements undertaken at Collingham Street identify representative background levels of 43 dB during the daytime and 38 dB at night. These values establish corresponding plant noise rating limits of 38 dB during the day and 33 dB at night at the nearest residential receptors.

Noise modelling has been undertaken to predict operational noise levels from the plant at the nearest residential properties on Collingham Street. The assessment adopts conservative assumptions including the application of a +3 dB acoustic feature correction, as recommended in BS 4142 where plant noise may be distinguishable from background sound levels.

The results demonstrate that predicted operational noise levels from the temporary water treatment plant remain below the Manchester City Council noise limits at all residential receptors, including under the more stringent night-time assessment scenario. The highest predicted rating level at a residential receptor is 32 dB, which remains below the night-time limit of 33 dB.

The assessment therefore confirms that the proposed temporary plant will operate within the applicable noise limits and will not give rise to unacceptable impacts on residential amenity. It is also relevant that the plant is temporary in nature and will be removed prior to the construction of the future residential development proposed within the wider Victoria North masterplan area.

GROUND CONDITIONS AND ENGINEERING WORKS

The installation of the enhanced temporary treatment plant involves limited engineering works, primarily comprising installation of a bunded slab and connections to the existing reception tank and discharge infrastructure.

The wider site has already been subject to extensive remediation works undertaken as part of the approved HIF infrastructure works. The contractor's supporting note confirms that all contamination within the site has now been remediated as part of the approved Phase 1 works.

The proposed installation therefore does not introduce any new ground condition considerations beyond those already addressed through the approved remediation strategy.

SUMMARY

This application seeks planning permission for a temporary enhanced water treatment plant required to manage emerging groundwater within the Victoria North site. The proposal will replace the existing temporary treatment arrangement currently operating on site and will

enable the Applicant to maintain compliance with the United Utilities discharge consent. It represents a temporary and operationally necessary piece of infrastructure required to manage and treat emerging groundwater within the Victoria North site.

The development is modest in scale, functional in nature and located within land that has already been cleared and remediated as part of the approved HIF infrastructure works. It will not prejudice delivery of the wider residential development proposals for the Red Bank neighbourhood.

The accompanying acoustic assessment prepared by Arup confirms that the proposed plant will operate within Manchester City Council's adopted noise limits at the nearest residential receptors.

Given the temporary nature of the development, its limited scale and location within a previously remediated part of the site, the proposal will not give rise to any unacceptable environmental or amenity impacts and will not prejudice delivery of the wider development proposals for the area.

We trust the information submitted is sufficient to enable validation and determination of the application. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Ed Harvey
Director
+44 (0)7831 402681
ed.harvey@avisonyoung.com
For and on behalf of Avison Young (UK) Limited