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Environment Agency

Manchester City Council - Development Control
MANCHESTER, M60 2JT

Reference: SO-2026-125659/01
Customer reference: CDN/26/0195
10 April 2026

Dear Jennifer Atkinson,

Discharge of Conditions 9 (Drainage), 10 (Ground Conditions), 13 (Piling), 19a (Noise amenity spaces), 33 (Accessible rooms) and 44 (Boundary Treatment) of Planning Permission 138294/FO/2023.

Land At Plymouth Grove, Manchester

Thank you for consulting the Environment Agency on the above application on 5 March 2026. We are commenting on Conditions 10 and 13.

Environment Agency Position

As part of this consultation we have reviewed the following documents:

- Phase 2 Ground Investigation Report by Ground Risk ltd (dated April 2024)
- Remediation Strategy letter report by e3p ltd dated January 2026
- Pile Foundation design report by Central Piling ltd dated Dec. 2025

Condition 10

On this occasion we are unable to recommend the discharge of condition 10 as we believe that further investigation and assessment of the historic well feature is required along with additional groundwater sampling as a single sampling round is not sufficient to confirm the conditions on site.

We advise that this well feature is needed to understand any possible contamination pathway risks which may be present.

We further advise that a suitably detailed remediation strategy is required and that is includes specifics as to how the historic well feature will be decommissioned in line with current regulatory and industry guidance.

Condition 13

Based on the choice of the lowest risk piling solution (Continuous Flight Auger) we are happy to recommend to the local planning authority that condition 13 can be discharged at this time.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.
Yours sincerely,

Chris Nugent
Planning Specialist
SPPlanning.RFH@environment-agency.gov.uk