MANCHESTER CITY COUNCIL

Environmental Health
Internal Memorandum

To	**Head of Planning FAO: Jennifer Atkinson**
From	**Strategic Lead Compliance & Enforcement**
Date	**16 June 2026**
Telephone	**0161 234 1742**

Consultation on Planning Application

Application No:	PLA-2026-000312
Location:	Charles Street Multi-Storey Car Park Plot H Sister Charles Street Manchester M1 7AR
Proposal:	Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis) together with flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works.

My officer, [redacted], writes in response to your memo of 1 June 2026 regarding the above planning application. The Contaminated Land Section has received a copy of the following reports:

- Preliminary Ground Investigation Interpretative Report, ID Manchester, ARUP, Reference: UNMC-ARUP-ZZ-XX-RP-CG-0004, Issue 2, Dated: 16 April 2020 – this report covers the site and the wider development area and is over five years old.
- Preliminary Geoenvironmental Appraisal of Land at Plot H, Sister, Calabrian, Reference: 7356/1D, Dated: November 2025.

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 in Manchester City Centre and is a vacant multistorey carpark and three retail units, demolition has been agreed under a separate planning application. Adjacent land use includes a railway viaduct, PBSA, university buildings and commercial buildings. Previous land uses on and adjacent to the site have included a saw mill, a box works, a garage with a petrol tank, a car park, a timber yard, a rope walk and warehouses. The site does not lie within 250 metres of any known former landfill sites. There is a culverted tributary of the River Medlock (Shooters Brook) beneath the site. The site lies above the Chester Formation principal aquifer.

Options have been considered to divert the culvert but these have been discounted and the proposed scheme will be built over it. Foundations and floor slabs will bridge the culvert into piles into the bedrock.

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

A review of Preliminary Risk Assessment and site investigation proposals provided for the site can be summarised as follows:

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.

The 2020 ARUP report found made ground across the site and groundwater samples were found to contain slightly elevated concentrations of PAH compounds. No hazardous gas was encountered during monitoring.

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

A site investigation has been recommended:

- 10 trial pits to around 2.5m depth
- Four cable percussion with rotary core boreholes to 25m depth
- Two additional cable percussion boreholes to 6m depth for shallow monitoring wells
- Nominal 30m grid spacing, with further additional investigation in light of the ground conditions encountered.
- Initial six gas monitoring visits over three months
- Monthly groundwater monitoring over a six month period

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 a Site Investigation and Risk Assessment Report
(ii) Submission of a Remediation Strategy
(iii) (part b) 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.

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

Samantha Stabler
Head of Compliance, Enforcement and Community Safety