



Jackson's Brickworks Remediation  
Planning Statement

January 2021

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# 1. Introduction

- 1.1. This Planning Statement ('the Statement') has been prepared by Deloitte Real Estate in support of a Full Planning Application for the proposed remediation of land at the Jackson's Brickworks, Ten Acres Lane situated in Newton Heath, East Manchester (the 'Site').
- 1.2. The application is submitted to Manchester City Council ('MCC') on behalf of Nuvu Investments Ltd ('the Applicant'). Nuvu Investments Ltd is a subsidiary of Your Housing Group (YHG).
- 1.3. The Proposed Description of Development is as follows:  
  
**"Site remediation works including removal of existing vegetation, ground works and other associated works"**
- 1.4. It should be noted that this Planning Permission for the remediation of the Site is sought in advance of proposals coming forward in early spring 2021 for new homes and a secondary school ('the Redevelopment Application'). The need to sequence the application in this way is explained in detail at paragraphs 3.2 to 3.7 of this Statement.
- 1.5. The term 'Proposed Development' used within this Statement refers to all stages of the remediation works.
- 1.6. The remainder of this Statement describes and justifies the Proposed Development with reference to the Development Plan and relevant material considerations, including national planning policy and guidance and local planning guidance documents.

## EIA Screening and Scoping

- 1.7. As directed within Regulation 5(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 a relevant planning authority should have regard to whether the Proposed Development falls under Schedule 2 and therefore constitutes as 'EIA Development'. The proposals are not of a type listed in Schedules 1 or 3 of the EIA Regulations.
- 1.8. The EIA Regulations state that the Proposed Development may be considered to be Schedule 2 development under Category 10 'Infrastructure Projects,' of the EIA Regulations:
  - Sub-section 10 (b) relates to 'Urban development projects', and states that development should be screened for the need for EIA if: (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; (ii) the development includes more than 150 dwellinghouses; or, (iii) the overall area of development exceeds 5 hectares. As the Proposed Development involves a change within an existing urban area, Schedule 2, sub-section 13 (b) also applies.
  - The Proposed Development also involves a change within an existing urban area as covered by Schedule 2, sub-section 13(b). Screening would be required where the 5.0 hectare threshold as set out in Schedule 2 10 (b) is met or exceeded, respectively.
- 1.9. A formal EIA screening and scoping request was submitted to Manchester City Council on 10 December 2020, requesting formal screening opinion and confirmation as to the proposed scope of the Environmental Impact Assessment required in respect of the Proposed Development. The following chapters have been scoped in to the EIA:
  - Flood Risk and Drainage;
  - Ecology;
  - Ground Conditions; and

- Townscape and Visual Impact

## Application Documentation

1.10. A number of other documents have been submitted to MCC as part of the planning application. These are outlined in Table 1.3.

Table 1.1: List of Application Documents

Document	Prepared by
Application Form and Certificates	Deloitte Real Estate
Site Location Plan	Planit-IE
Existing Site Plan	Planit-IE
Statement of Consultation	Lexington with input from Deloitte Real Estate
Remediation Strategy (Outline)	Wardell Armstrong
Archaeological Desktop Report (2011)	ARUP
Transport Statement	Vectos
Noise Statement	Wardell Armstrong
Air Quality Statement	Wardell Armstrong
Arboricultural Impact Assessment (AIA)	Amenity Tree Care
Tree Assessment Report	Amenity Tree Care
Environmental Statement Volume 1 <ul style="list-style-type: none"> <li>• Flood Risk and Drainage</li> <li>• Ecology</li> <li>• Ground Conditions</li> <li>• Townscape and Visual Impact</li> </ul>	Deloitte Real Estate with input from technical consultants including: <ul style="list-style-type: none"> <li>• Alan Johnson Partnership (AJP)</li> <li>• TEP</li> <li>• Wardell Armstrong</li> <li>• Planit-IE</li> </ul>
Environmental Statement Volume 2 – Technical Appendices	Technical Consultants
Environmental Statement Non-Technical Summary	Deloitte Real Estate with input from technical consultants

## Consultation

1.11. A pre-application consultation exercise has been undertaken with local residents and businesses, in the form of a consultation website which launched on 4 December 2020, running until 4 January 2021. A Statement of Consultation is provided in support of this Remediation Application.

1.12. The consultation website forms the first phase of consultation on the emerging proposals and the key consideration which will be addressed. The website also sets out the vision for the Site, initial ideas on how it could be masterplanned, and more specifically details the following:

- Site history and context;
- Site analysis
- Design principles;
- Emerging masterplan
- Project timescales
- An opportunity to 'Have your say' on the emerging proposals.

- 1.13. A further phase of consultation in respect of the Redevelopment Application will take place in early spring 2021 provided worked up designs for the development of the Site.

## Document Structure

- 1.14. This remainder of this Statement is structured as follows:
- Section 2: Site and Surrounding Uses
  - Section 3: Strategic and Regeneration Context
  - Section 4: The Proposed Development
  - Section 5: Development Plan & Material Considerations
  - Section 6: Planning Policy Assessment.
  - Section 7: Summary and Conclusions

## 2. Site and Surroundings

### Site Description

- 2.1. The Site is situated within Newton Heath in East Manchester. It extends to 19.1 hectares and was formerly occupied by Jackson's Brickworks for industrial uses and subsequently used as a landfill Site. The Site has been vacant since the 1990s.
- 2.2. The Site is bound by the Rochdale Canal to the north, Newton Heath Resource Centre to the east, residential areas to the south and derelict industrial Sites to the west. As the Site is currently vacant and unmanaged, it is overgrown with self-seeded trees and shrubbery. Evidence of the former brickworks is present at the Site in the form of rubble piles and concrete bases which remain from former buildings.
- 2.3. The Site's topography dips towards the west with a slight dome and high point found to the east side within the Site's boundaries. The height ranges between 76m AOD and 86m AOD with the lowest areas found along the Site boundary.
- 2.4. Surface cover consists of variable semi mature vegetation, the invasive non-native species Japanese Knotweed and Rhododendron are present on the Site and other invasive non-native species are present in the adjacent canal. No protected plant species were identified on the Site or in the adjacent canal – identified as part of the Ecology Survey, undertaken by TEP.
- 2.5. Due to the Site's large size and unused, overgrown nature, there is little natural surveillance into or from within the Site. This has resulted in anti-social behaviours and illegal activities taking place within the Site's boundaries and has had a generally negative impact on the amenity value of the surrounding area.
- 2.6. The Site in its current state also presents a threat to human health, due to levels of ground contamination relating to its previous uses as a brickworks and landfill Site. As such this remediation application seeks to rectify the identified contamination issues in advance of submitting the Redevelopment Application.

### Site Context

- 2.7. Newton Heath is located approximately three miles north east of Manchester City Centre and contains a mix of residential and commercial uses. Newton Heath District Centre is located north east of the Site, beyond Mitchell Street. District Centres are a key focus for Manchester's communities, which act as a hub for activity and provide access to essential retail facilities for residents.
- 2.8. The area to the south of the Site is predominantly in residential use. Residential properties accessed from Briscoe Lane, are located at the Site's southern boundary alongside a number of sensitive uses, namely Briscoe Lane Academy and Brighter Beginnings Day Nursery. Ten Acres Lane Sports Centre is located immediately to the south east of the Site.
- 2.9. Mitchell Street bounds the Site to the east, with residential properties and the Newton Heath Resource Centre. Beyond the residential properties lies part of Newton Heath district Centre along Old Church Street including a retail offer, located approximately 300 metres to the east of the Site.
- 2.10. Rochdale Canal is separated from the Site by a towpath and runs across the Site's northern boundary at a lower level. To the north east of the Site, beyond the canal, is an area of residential properties while a partly derelict textile mill building is located to the north west of the Site.

## Accessibility

- 2.11. The Site is in a sustainable and accessible location to the east of Manchester City Centre. The Site is well connected to various destinations including Newton Heath District Centre.
- 2.12. The Site is highly accessible via the road network and pedestrian routes, at both a local and regional scale. The Site is located on Ten Acres Lane and is in close proximity to Briscoe Lane, with both forming key local routes. The Site is positioned south of Oldham Lane which is a key arterial route that provides road connectivity into Manchester City Centre, Alan Turing Way (A6010) and Manchester Outer Ring Road (M60).
- 2.13. The Site is located in close proximity to numerous bus stops, with the nearest being Wellpark Walk on Briscoe Lane – located 190m to the Site's south east. There are 14 further stops located along Droylsden Road and Old Church Street, offering regular services into the city centre and across north Manchester.
- 2.14. The Site's nearest tram stops are Central Park which is 480m to its northwest, and Newton Heath & Moston which is 390m to its north east. Both stops are located on the East Didsbury – Rochdale line which also passes through Deansgate-Castlefield, Exchange Square and Victoria.
- 2.15. The nearest main train station is Victoria which is located 3.4km to the Site's south west, with eastbound services to Leeds and Newcastle, westbound services to Liverpool and southbound services to London.

## Site Specific Designations

### Environmental Designations

- 2.16. The Site is located in Flood Zone 1 and is therefore at low risk of flooding.
- 2.17. There are no habitats of principal importance, as defined under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006, within the Site.
- 2.18. It should also be noted that the Rochdale Canal Special Area of Conservation (SAC)/ Site of Special Scientific Interest (SSSI) is approximately 1.5 km from the Site. A non-designated stretch of this canal borders the Site to the north.
- 2.19. The Site is located within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Rochdale Canal SSSI. The IRZ covers the interest features and sensitivities of European Sites, which are underpinned by the SSSI designation.
- 2.20. Natural England's inventory of habitats of principal importance (comprising habitats listed under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006), records Lowland Mixed Deciduous Woodland within the Site, although reliability for this description is recorded as low. The inventory also records the S41 habitat Open Mosaic Habitats on Previously Developed Land within the Site but again with low reliability.
- 2.21. The Ecological desk study, prepared by TEP, identifies the potential presence of the S41 habitats Lowland Mixed Woodland and Open Mosaic Habitats on Previously Developed Land (OMH) on Site, although the reliability of interpretation for both of these classifications is recorded as low.

### Conservation and Heritage

- 2.22. The Site is not located within a conservation area, or any Sites of special scientific interest.
- 2.23. The nearest Conservation Area is the Newton Heath Conservation area which is c. 1km to the south east of the Site.
- 2.24. There are a number of Listed Buildings within the wider area, including:

- Church of St Wilfrid and St Ann, Oldham Road - Grade II – approximately 200m north of the Site, beyond the Rochdale Canal
- Newton Silk Mill, Hollyoak Street – Grade II – approximately 400m to the north east of the Site.
- Railings and Gateways to Churchyard of Church of All Saints, Culcheth Lane – Grade II – approximately 400m to the east of the Site.

### Local Plan Allocations – MCC Core Strategy (2012)

- 2.25. The Site is located within the Regional Centre, as defined by Policy EC3 of MCC's Core Strategy (2012). Policy EC 3 of the Core Strategy notes that housing will be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to Site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.
- 2.26. The Site falls within East Manchester, as defined by Policy H4 of the Manchester Core Strategy (2012). The Core Strategy states that East Manchester will accommodate around 30% of new residential development over the lifetime of the Core Strategy. Priority will be given to family housing and high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre – including Newton Heath.
- 2.27. The Site falls is adjacent to the Central Park Strategic Employment Location, falling just outside the boundary, which is defined by Policy EC6 of the Core Strategy.

### Planning History

- 2.28. The Site's planning history includes residential development proposals approved in the 1980s and 1990s, and most recently an application for residential and commercial development received a resolution to grant planning permission from the Planning Committee in 2014. Whilst the Site has a history of residential applications, no redevelopment has been delivered on Site with all previous applications disbanded.
- 2.29. The Site was identified for regeneration for over 25 years, within Policy EM5 Central Park of the UDP (1995). UDP Policy EM5 identifies Central Park as an area for regeneration over the ten year plan period (from 1995 to 2005) and recognises the opportunity to redevelop the Site - with the creation of a "focal point" at the "meeting point of the Rochdale Canal and Ten Acres" being permitted.
- 2.30. The Site is subsequently identified for redevelopment in the East Manchester Strategic Regeneration Framework (SRF) (2008-2018), which makes specific reference to the 'Jackson's Brickworks Site'. The SRF sets out a number of principles and opportunities for the redevelopment of the Site.
- 2.31. Despite being identified for regeneration for a substantial period, the existing Brickworks Site is highly contaminated due to its former uses as a waste tip and brickworks. As such there are extensive contamination issues that require remediation before any re-development can take place.
- 2.32. An Outline Planning Application (Application Ref: 098689/OO/2012/N1) received a resolution to grant from the planning committee on 16 October 2014 for:
- "Outline planning permission for development comprising up to 500 residential dwellings and 3,500 sq m of floorspace for B1(a) use (Business), incorporating new vehicular and pedestrian access from Ten Acres Lane, Hallam Road and Mitchell Street, Open space, landscaping and public realm with access to be considered and all other matters reserved."*
- 2.33. The approval of the outline planning permission was subject to the signing of a Section 106 Agreement. It is understood that the applicant went into administration, and as such the Section 106 was never signed.



2.34. A summary of the Site's older planning history is identified in Table 2.1 below:

Table 2.1: Older Planning History

Application Ref	Description of Development	Decision	Decision Date
055319/FO/NORTH2/98	Erection of 126 dwellings with access and ancillary works.	Approved.	22/04/1999
047076/OO/NORTH2/95	Mixed development of 800 dwellings, associated retail, commercial, leisure and community uses.	Not progressed with.	28/05/1996
23105	Residential development.	Approved.	13/03/1985

### Summary

- 2.35. Following the cessation industrial use, the Site has been identified for redevelopment. The Site has a significant history of planning applications for residential development and has been allocated by MCC for residential and commercial uses. Despite this, all of the previous redevelopment proposals have been disbanded and the Site remains vacant.
- 2.36. In this instance due to the highly contaminated nature of the Site, resulting from its former uses as a waste tip and brickworks, there is a requirement for extensive remediation works before any re-development can take place.
- 2.37. Given the extensive remediation works required on Site, the Applicant seeks Full Planning Permission for this, in advance of submitting any proposals for redevelopment of the Site. The cost of remediation is significant. The Applicant's willingness to progress with the remediation works at this stage highlights their strong commitment to redeveloping the Site.

# 3. The Proposed Development

3.1. This section provides a summary description of the key elements of the Proposed Development.

## Principle of Development

- 3.2. The Site is a former brickworks, historically owned by the brick makers J&A Jackson Ltd – one of the major producers of brick in the city. The Site was historically used for the extraction of clay and the firing of brick in a kiln. This process left large clay pits, which were subsequently infilled with waste. As a result the ground conditions on the Site are heavily contaminated across the whole Site.
- 3.3. The Site has since been left vacant for several decades which has attracted antisocial behaviour and further contamination through fly-tipping. As the Site has been left unmanaged there has been extensive self-seeded plant growth which includes widespread growth of invasive plant species including Japanese Knotweed.
- 3.4. During pre-application discussions with Manchester City Council (MCC), it has been agreed to be appropriate that this Remediation Application be submitted in advance of the Redevelopment Application.
- 3.5. The Site in its current state presents a threat to human health, due to levels of ground contamination relating to its previous uses as a brickworks and waste tip. The application proposals will allow the identified contamination issues to be addressed as soon as possible, in advance of proposals coming forward for the redevelopment of the site.
- 3.6. It should be noted that the necessary remediation works are a major and costly undertaking and it is anticipated that the works will take between 18 and 24 months to complete. Given the length of these lead in times, it is important from an overall project viability point of view that the works can commence as soon as possible. The approach of securing a planning permission in advance of the main redevelopment application, also affords greater time for the redevelopment proposals to go through a rigorous design and consultation process to ensure that the high quality redevelopment and associated benefits envisaged by the Applicant are maximised.
- 3.7. The Applicant's willingness to progress the application for the remediation works prior to securing permission for the redevelopment of the Site highlights their strong commitment to the regeneration proposals. As part of those proposals, the Applicant is committed to delivering high quality new homes including affordable housing as well as a new secondary school with sports pitches and provision, which would be accessible to the local communities under a community use agreement.

## Description of Development

3.8. The description of development as set out on the application form is as follows:

**"Site remediation works including removal of existing vegetation, ground works and other associated works."**

3.9. A full description of the works considered to be required is included in Outline Remediation Strategy, prepared by Wardell Armstrong.

3.10. It should be noted that the outline remediation approaches described in the Remediation Strategy are at this stage indicative, and will be subject to review, revision and refinement following the completion of ongoing ground investigations and risk assessments. The findings of this work will inform the detailed remediation strategy, which will be agreed with the regulatory authorities prior to remediation commencing.

- 3.11. Furthermore, the requirements of the detailed remediation strategy are also dependent on the Applicant's appointed remediation contractor's preferred methodology. This will feed into the final remediation strategy submitted to the Local Authority for approval.
- 3.12. The key areas of work which are to be considered are summarised below, for further details please refer to the Remediation Strategy submitted as part of this Application:

#### Pre-Construction Phase

- Implementing the works with appropriate consultancy supervision;
- Management of all works by means of a suitable CEMP;
- Inspection of all works by a suitably qualified geo-environmental engineer;
- Preparation Material Management Plan (MMP);
- General Site clearance and removal and disposal of vegetation and trees, fly-tipped materials and surface debris;
- Identification, management and appropriate removal of any asbestos containing materials;
- An Invasive Non-Native Species Management Plan;
- Break out of hardstanding areas and grubbing out of any subsurface features;
- Processing of crushed concrete, bricks and other appropriate materials;
- In-situ turnover of the top 2-3m of Made Ground and overdig for some areas of deeper Made Ground (~ 5m depth);
- A suitable treatment method required for contaminated soils;
- Possible dewatering / shallow perched groundwater treatment;
- Possible installation of a lined and bunded water treatment area;
- Importation of inert clean cover soil material for gardens, soft landscaping etc.;
- Importation of inert and geotechnically suitable material, if required;
- Excavation and treatment / removal of all previously unidentified materials deemed to be either a potential risk to the identified receptors or the built environment;
- Possible surcharging of deeper landfill materials with settlement monitoring; and
- Possibly ground improvement in some areas of the Site.

#### Construction Phase

- Ground gas / vapour mitigation; and
- Installation of a clean cover pathway break in all gardens and soft landscaping areas.

#### Post-Construction Phase

- Independent validation of any ground gas and/or vapour protection measures;
  - Chemical and physical validation of clean cover systems in garden and soft landscaping areas (as relevant); and
  - Verification and validation of all remedial works that have been completed.
- 3.13. The implemented remedial measures will require independent verification / validation, confirmed by the submission of a verification report to the Local Authority, Environment Agency and Warranty Provider.

Materials movement and reuse should be undertaken in accordance with appropriate legislation and industry guidance.

## Programme

- 3.14. The approximate remediation programme is anticipated to be split into at least two phases with the full works being completed within c. 24 months from the commencement date. However, this timeframe is subject to the finalised remedial strategy ultimately adopted by the Client appointed remediation contractor, obtaining regulatory approvals and the requirements / full extent of the Japanese Knotweed treatment programme that will be required.

## Construction Management

- 3.15. Details on the proposed construction programme and likely construction methodology have been prepared in support of this Remediation Application.
- 3.16. Final details on the programme, the potential impacts and proposed mitigation will be available once a remediation contractor has been appointed and a suitable Construction Management Plan (CMP) / Construction Environmental Management Plan (CEMP) and Health and Safety Information, amongst other matters, have been prepared.
- 3.17. At this preliminary stage it is envisaged that the construction methodology could ensure, but is not limited to following:

### Noise and Vibration:

- Any potentially noisy activities should be pre-assessed and the potential impact on both construction operatives and the local environment considered through the use of a noise and vibration management plan with mitigation employed as required.

### Air Quality (including Dust and Odours):

- The main contractor should be responsible for minimising emissions of dust and other pollutants to avoid effects on air quality. This should be done via the management of air quality and particulate matter (dust) generally in accordance with an Air Quality Statement, a suitable Dust Management Plan (DMP) and by employing good housekeeping and proactive management on Site.
- Each work activity should be reviewed for dust risk prior to the works commencing. Subsequently, suitable controls and mitigation should be implemented as necessary to reduce dust risk accordingly

### Site Access and Vehicle Movements

- Throughout the works, plant should be limited to within the Site boundary with the exception of occasional unavoidable movement on and off Site. To minimise the impact on the local businesses & community, measures should be implemented by the main contractor, including a Traffic Management Plan.

### Compound Layout and Parking

- Site parking should be managed to remove the need to park on adjacent roads and to minimise impact to surrounding residents and businesses.
- Site parking should be physically separated from the areas where mobile plant and lorries are operating by temporary fencing and all plant prohibited from entering the Site car park.
- The Site car park and compound should be located close to the Site entrance to avoid the need to drive through the working area of the Site. The use of Site vehicles should be restricted to designated areas.

## Waste Management

- The main contractor should be responsible for managing wastes arising from all activities to prevent pollution and meet or exceed legal requirements. A waste management plan should be produced.

3.18. For further details on the likely construction methodology and possible mitigation measures, please refer to Chapter 5 Construction Methodology and Programme of the Environmental Statement Volume 1, submitted as part of this Remediation Application.

## Ecology and Trees

3.19. A full range of investigations have been undertaken across the Site, including an Ecological Assessment, Tree Assessment and Arboricultural Impact Assessment

3.20. A Tree Survey has been undertaken by Amenity Tree Care to determine the quality of existing trees on Site, and which should be retained where possible. It should be noted that at present the Site contains mainly low value arboricultural assets.

3.21. The Proposed Development will require the removal of the majority of the existing vegetation across the Site due to the extent of contamination requiring remediation. However, it may be possible to retain some of the existing trees that have been identified in the Tree Survey as of value around the periphery of the Site.

3.22. In order to be as robust and as possible, the application is brought forward on the basis of a worst case scenario, which would result in the loss of all existing vegetation on the Site. It is important to note however that this scenario would only be implemented if, during remediation, additional contamination is found that affects an existing tree. Otherwise, there is a commitment to retain as many of the existing quality trees as possible, and it is currently envisaged that the majority of the high quality trees on the northern boundary of the Site, adjacent to the canal will be able to be retained.

3.23. Detailed ecology surveys have been undertaken on Site, and in addition to the invasive species, including Japanese Knotweed, the presence of slow worms has been identified. As such a suitable relocation strategy has been developed as part of this Remediation Application.

## Temporary Condition of the Site

3.24. The overall development programme identifies that, subject to planning, the redevelopment of the Site will commence immediately after the completion of the remediation works. As such, it is not considered that there will be any need for temporary treatment of the Site following completion of the remediation works.

3.25. In addition, it should be noted that the completion of the remediation works will result in an improved Site condition which is no longer a threat to human health.

3.26. At the same time, the applicant understands that there is a need to cover the scenario whereby due to unforeseen circumstances, timescales for the redevelopment of the Site are delayed. As such, the applicant is willing to commit, should planning permission be granted, to introducing planting, in the form of wildflower meadow seed planting, across the Site if construction works for the redevelopment of the Site have not commenced within 1 year of the completion of the remediation works.

# 4. Development Plan & Material Considerations

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2. This section examines the planning policy framework which forms the basis for the consideration of the development proposals.

## Local Development Plan

- 4.3. Within the context of Manchester, the Development Plan comprises the following documents which are relevant to this application:
- Manchester Core Strategy (2012);
  - Manchester Proposals Map (2012);
  - Saved Policies of the Manchester Unitary Development Plan (2005);

### Manchester Core Strategy (2012)

- 4.4. The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

### Saved Policies of the Unitary Development Plan (1995)

- 4.5. The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

## Material Considerations

- 4.6. The following published policy, executive reports and guidance documents are relevant material considerations:
- National Planning Policy and Guidance:
    - National Planning Policy Framework (NPPF) 2019, and
    - Planning Practice Guidance (PPG).
  - Supplementary Planning Guidance:
- 4.7. A number of additional Supplementary Guidance Documents have been identified below. These are not of direct relevance to this remediation application, however will be addressed and considered as part of the forthcoming Redevelopment Application:
- Our Manchester Strategy 2016-2025;
  - Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015);

- Climate Change Emergency and Playing Our Full Part on Climate Change (2018);
- Manchester Climate Change Framework: 2020-2025 (2020);
- Manchester's Green and Blue Infrastructure Strategy;
- East Manchester Strategic Regeneration Framework (2008-2018);
- Eastlands Regeneration Framework (2019);
- City Centre Transport Strategy (2019);
- Design for Access 2 (2003);
- Greater Manchester Spatial Framework Publication Plan 2020 – October 2020

## National Planning Policy Framework

### National Planning Policy Framework

- 4.8. The National Planning Policy Framework (NPPF) (revised version published February 2019), articulates the priorities of the Plan for Growth within planning policy.
- 4.9. At the heart of the 2019 revised NPPF lies the '*presumption*' in favour of sustainable development, which supports proposals that are in accordance with policies in an up to date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.
- 4.10. The NPPF states that '*the purpose of the planning system is to contribute to the achievement of sustainable development*' (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.11. Section 11 of the NPPF 'Making effective use of land' supports the remediation and redevelopment of brownfield land, by stipulating:
- "Planning policies and decisions should: ...**
- b) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land" (paragraph 118).**
- 4.12. The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

### Planning Practice Guidance

- 4.13. The Planning Policy Guidance ('PPG') was published in March 2012 and is regularly updated. It sets out advice, information and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which is maintained as a live resource.
- 4.14. The PPG stresses the importance of well-designed places and good design that takes the opportunity to improve the character and quality of an area and the way it functions.

## Supplementary Planning Documents and Guidance

### Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

- 4.15. The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.
- 4.16. In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.
- 4.17. The documents reflect and provide guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

### Greater Manchester Spatial Framework Publication Plan 2020 – October 2020

- 4.18. The Publication Plan of Greater Manchester Spatial Framework (GMSF), 'Greater Manchester's Plan for Homes, Jobs and the Environment', was presented to AGMA Executive Committee on 30 October 2020. The final plan was most recently published for formal consultation on 1 December 2020, which will run until 26 January 2021.
- 4.19. Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stages of preparation; the extent of unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to this Framework. Whilst the GMSF is still in draft and, it is considered to carry some weight in the determination of planning applications..
- 4.20. The GMSF Publication Plan reinforces the ambition of the Greater Manchester Combined Authority (GMCA), to bring forward brownfield land, reduce the net loss of Green Belt and provide stronger protection for important environmental assets. It will enable Greater Manchester to meet its Local Housing Need, promotes GMCA's new approach to town centres, supports wider strategies around clean air, walking and cycling and underpins its ambition to be a carbon neutral City-Region by 2038.

### Playing our Full Part on Climate Change

- 4.21. There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 4.22. In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world renowned Tyndall Centre for Climate Research based at University of Manchester. On 10 July 2019, Manchester City Council debated a motion to declare a climate emergency, declaring that climate change is a serious risk to Manchester's future. The Council committed to embedding the issue as an integral part of council decision-making, making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038 in mind.
- 4.23. The Remediation Application will consider the impact of the Proposed Development on climate change from a flooding and drainage perspective. Please refer to Chapter 6 of the Environmental Statement for further details.



## Summary

- 4.24. The above policy and supplementary planning documents have informed the Proposed Development and are assessed further in Section 5 of this document.

# 5. Planning Policy Assessment

- 5.1. This Section assesses the proposals against the policies in the Development Plan and in relation to the key planning considerations of relevance to this application.
- 5.2. Where material considerations provide additional requirements or detail to the policies of the Development Plan that merit discussion, these are considered.
- 5.3. The following matters are considered relevant to the determination of the Planning Application:
- Regeneration context and need for redevelopment
  - Ground Conditions
  - Archaeology
  - Ecology & Biodiversity
  - Flooding and Drainage
  - Air Quality
  - Transport
  - Noise
  - Safety and Security
  - Summary of Planning Policy Assessment

## Regeneration Context and Need for Redevelopment

- 5.4. Both the East Manchester Regeneration Framework (2008-2018) and the MCC Unitary Development Plan (UDP- 1995) identify the Site for future development. The East Manchester Regeneration Framework identifies a number of principles to consider when redeveloping the Site, and also identifies the Site as one of three strategic target areas for larger family housing.
- 5.5. *Core Strategy Policy EC3 Regional Centre* states that housing is an appropriate use within the Regional Centre, although should complement the development of mixed use employment areas.
- 5.6. *Core Strategy Policy H1 Overall Housing Provision* states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. High density developments (over 75 units per hectare) are considered appropriate in both the City Centre and parts of the Regional Centre given the accessible location. Within the City Centre there is a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives by providing sustainable, well designed accommodation which meets the needs of workers moving to Manchester.
- 5.7. *Core Strategy Policy H4 East Manchester* states that East Manchester will accommodate around 30% of new residential development over the lifetime of the Core Strategy. Priority will be given to family housing and high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre – including Newton Heath.

## Applicant's Response

- 5.8. The Site is located within the Regional Centre, as defined by Policy EC3 of MCC's Core Strategy (2012) and Site also falls within East Manchester, as defined by Policy H4 of the Manchester Core Strategy (2012).

- 5.9. The principle of development in this area of Manchester is established through planning policy. More specifically, MCC Core Strategy Policy EC3 and Policy H4 both support residential development on the Site.
- 5.10. The Site has been identified for regeneration for over 25 years, having been flagged for redevelopment within the UDP (1995) and the East Manchester SRF (2008-2018). The Site also has a significant history of planning applications for residential development. Despite being allocated by MCC for residential and commercial uses, all of the previous redevelopment proposals have been disbanded and the Site remains vacant.
- 5.11. In this instance due to the highly contaminated nature of the Site, resulting from its former uses as a waste tip and brickworks, there is a requirement for extensive remediation works on the Site, before any re-development can take place. Given the extensive remediation works required on Site, the Applicant seeks Full Planning Permission for this, in advance of submitting any proposals for redevelopment of the Site.
- 5.12. The Applicant's willingness to progress with this Remediation Application prior to securing permission for the redevelopment of the Site highlights a strong commitment to redeveloping the Site. The Applicant is committed to delivering a new, high quality residential neighbourhood that will provide a range of new homes, including affordable housing and a new secondary school with sports provision.
- 5.13. The masterplan for the Site, forming the Redevelopment Application, is currently being worked up. The necessary remediation work is anticipated to take between 18 to 24 months and so this will allow time for the redevelopment proposals to go through the rigorous design and consultation process to ensure the high quality redevelopment and associated benefits envisaged by the Applicant is achieved.

## Archaeology

- 5.14. Chapter 16 of the NPPF (2019) states that:
- "Where a Site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*
- 5.15. Core Strategy Policy DM1 Development Management sets out that all development should have regard to effects relating to archaeological heritage.

## Applicant's Response

- 5.16. An Archaeological Desktop Report was been prepared by ARUP, as part of the previous 2014 planning application on the Site. It has been agreed through pre-application discussions with Greater Manchester Archaeological Advisory Service (GMAAS) that the conclusions of the report remain valid and as such it is submitted with this application.
- 5.17. The Report appraises the likely impact of the Proposed Development on below ground archaeological assets, and concludes the following:
- Baseline data demonstrates that there have been areas of Post-Medieval activity, which include large amounts of pit extraction for the extraction of clay.
  - A brick works was recorded in the western part of the Site in 1894, followed 16 years later by another in the east. Pit excavations, for the removal of clay, associated with both brick works had extended towards the centre of the Site, by 1922.
  - By 1951, the western brick works had been removed and replaced with a sports ground, and the eastern works had been removed by 1981.
  - A tramway was also recorded in the eastern part of the Site in the 1951 survey, but no further record is noted thereafter.

- Whilst there are no obvious indications from the historical mapping of Hoffmann kilns (kilns used in the production of bricks) on the Site, the archaeological remains of the brickworks, and the reservoir Site, is of local industrial heritage interest. The remnants of flag-stone walling are also a part of the local heritage.
- Three areas of possible archaeological potential (western, northern and eastern outer limits of the Site) are noted, where land has remained undisturbed.
- Where future development would require excavation below the existing ground surfaces, such as within new building footprints and areas of landscaping, direct impacts upon buried heritage assets would be likely. Many of these potential impacts may be avoided by sympathetic design, and therefore heritage assets should be considered as soon as possible.
- It is proposed that further investigations should be undertaken to evaluate (further works may be required) the areas of archaeological potential and to record the remnants of flag-stone wall.

## Ecology and Biodiversity

- 5.18. Chapter 15 of the NPPF relates to conserving and enhancing the natural environment. In particular it states that,
- “Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.*
- 5.19. Core Strategy Policy EN15 Biodiversity and Geological Conservation outlines that the Council will seek to maintain and enhance Sites of ecological value throughout the City. Particular consideration should be given to Sites with international or national designations for their biodiversity value, and other Sites of biological value. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the Proposed Development on biodiversity including European, national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 5.20. Core Strategy Policy EN9 Green Infrastructure highlights that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. It continues by stating that the Council will seek to protect existing street trees and promote new planting, whilst also recognising the continued network of green spaces, water bodies, canals, paths and cycleways as a key feature of Manchester’s green infrastructure.
- 5.21. Core Strategy Policy EN17 Water Quality states that development should avoid any adverse impact on water quality, including minimising groundwater contamination and to avoid pollutants reaching the watercourse.
- 5.22. Manchester’s Green and Blue Infrastructure Strategy (2015) has the overall vision of:
- “By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city’s communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city...”.*
- 5.23. The Green and Blue Infrastructure Strategy also sets out a number of objectives to enable the vision to be achieved:
1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
  2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City’s growth.
  3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.
  4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

- 5.24. The GMSF Publication Plan (October 2020) is yet to be adopted, however it is at an advanced stage. Policies in the Publication Plan Draft (2020) that are considered relevant are set out below:
- *Policy GM-G 2- Green Infrastructure Network*: the green infrastructure network will be designed, managed, protected, and enhanced to help deliver benefits which involve enhancing biodiversity, by expanding, improving, and connecting habitats.
  - *Policy GM-G 7- Trees and Woodland*: in making planning decisions, Greater Manchester's authorities will work to deliver the aims and objective of the GM Tree and Woodland Strategy, by encouraging habitat diversity through conserving and managing existing woodland, as well as targeting tree-planting at the areas of greatest need where the GI benefits can be maximised, whilst avoiding the loss or harm to other priority habitats.
  - *Policy GM-G 8 – Standards for a Greener Greater Manchester*: The GMSF indicates Standards for a Greener Greater Manchester including access to greenspace
  - *Policy GM-G 9 – A Net Enhancement of Biodiversity and Geodiversity*: The draft policy considers the requirement for Net Enhancement of Biodiversity and Geodiversity through following the mitigation hierarchy of avoiding harm, mitigating locally or otherwise compensating for loss.

### Applicant's Response

- 5.25. A full range of investigations have been undertaken across the Site, including an Ecological Assessment, Tree Assessment and Arboricultural Impact Assessment

### Trees

- 5.26. A Tree Survey has been undertaken by Amenity Tree Care to determine the quality of existing trees on Site, and which should be retained where possible. It should be noted that at present the Site contains mainly low value arboricultural assets.
- 5.27. The Proposed Development will require the removal of the majority of the existing vegetation across the Site due to the extent of contamination requiring remediation. However, it may be possible to retain some of the existing trees that have been identified in the Tree Survey as of value around the periphery of the Site.
- 5.28. It is intended that as many of the existing quality trees will be retained as possible, and it is currently envisaged that the majority of the high quality trees on the northern boundary of the Site, adjacent to the canal will be able to be retained. There are a numerous trees within the Site, however a number of these have a diameter of 80mm or less, and some trees are considered to have defects which could be considered unsafe.
- 5.29. Despite this, the Proposed Development is assessed on the basis of the worst case scenario, namely the loss of all existing vegetation on the Site. This scenario would only result if, during remediation, additional contamination is found that affects an existing tree necessitating removal. It is envisaged that this will be the subject of further detailed investigation and reporting during the course of the proposed works.

### Invasive Species

- 5.30. Surface cover consists of variable semi mature vegetation, the invasive non-native species Japanese Knotweed and Rhododendron are present on the Site and other invasive non-native species are present in the adjacent canal. No protected plant species were identified on the Site or in the adjacent canal – identified as part of the Ecology Survey, undertaken by TEP.
- 5.31. The proposed remediation will include the safe removal and disposal of invasive species in accordance with the relevant regulations.

## Slow Worms

- 5.32. The presence of slow worms has also been identified as part of the ecological investigations. Habitat suitability for slow worm is good, although a peak count of three individuals indicates that only a small population is present.
- 5.33. Site investigation works require ecological supervision to manage displacement of slow worms from working areas. If slow worms are found whilst works are ongoing, the ecologist can move the animals to other areas of suitable habitat within the Site.
- 5.34. To facilitate the remediation works a suitable relocation strategy has been developed as part of this Remediation Application. The Applicant and Project Team is currently having ongoing discussions with MCC and GMEU on suitable habitat locations. In this regard, there is a firm commitment from the applicant that the relocation strategy will be completed prior to any works on site that would affect the slow worm population.

## Bats

- 5.35. A bat survey has been undertaken by TEP, as part of the ecological investigations. The bat survey concluded that no roost Sites have been recorded within the Site but that the woodland within the east of Site is important for foraging and commuting bats of all recorded species.
- 5.36. The woodland is largely isolated by the surrounding industrial and urban areas. The Site provides foraging opportunities that are lacking in the immediate surrounding area, but has limited connectivity to greenspace in the wider area. The canal adjacent to the northern boundary is a key feature of local bat activity; it provides bats with foraging opportunities and serves as a commuting route to the wider area north east and west of Site.
- 5.37. Ensuring the canal adjacent to the north remains unlit and bordered with green corridors such as native hedgerow or shrub species will be important for maintaining the local bat populations.
- 5.38. The Site is of Local importance for commuting common pipistrelle, and of local importance for commuting noctule bats. In addition, the Site is of Local importance for foraging common pipistrelle.
- 5.39. Where possible the existing high quality trees adjacent to the canal will be retained and the proposals for redevelopment of the site will re-introduce vegetation along the canal corridor.

## Breeding Birds

- 5.40. A breeding birds survey has been undertaken by TEP, as part of the ecological investigations. The survey recorded 31 bird species recorded within the Site and 100m survey buffer represents a moderate species diversity with the majority of species recorded being commonplace and widespread. No significant breeding bird concentrations or nationally rare breeding bird species were recorded during the survey. In addition, no ground nesting farmland bird species were recorded during the 2020 breeding bird survey.
- 5.41. A number of notable bird species associated with nesting in scrub, hedgerows, shrubs and trees were recorded as probable breeding species within the Site and 100m survey buffer.
- 5.42. The survey results indicate that the greatest value of the site for breeding birds are the trees, shrubs and scrub within the site boundary and around the perimeter. Under the current Proposed Development, as a worst-case scenario it is necessary to remove most of the trees and scrub, and this would reduce the amount of breeding and nesting habitat available for these species.
- 5.43. As part of the proposals for redevelopment of the site there is a commitment to the planting of new vegetation and provision of nesting boxes which can be designed to suit a wide range of breeding bird

species. Fruiting tree and shrub species and/or species that are attractive to insects will also provide additional foraging resources for numerous bird species.

### Rochdale Canal (SAC/ SSSI)

- 5.44. The Rochdale Canal Special Area for Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located 1.45km to the north-east of the Site. The non-designated section of the Rochdale Canal which abuts the northern Site boundary is not functionally linked to the SAC/SSSI given the flow of water runs downstream from the designated sections to the undesignated reach adjacent to the Site. The undesignated section provides a range of habitat opportunities and ecological connectivity in its own right and is considered separately in the ecological assessment.
- 5.45. The Proposed Development will not impact on the Rochdale Canal SAC / SSSI as no water will be discharged into the canal as part of the Proposed Development.

### Summary

- 5.46. In summary, the Proposed Development will result in a significant and potentially total loss of existing vegetation on Site. However, good quality trees located at the periphery of the site will be retained where they are unaffected by contamination.
- 5.47. In this case, this is considered to be necessary and appropriate for the following reasons:
- The Site in its current state presents a threat to human level, due to levels of ground contamination relating to its previous uses as a brickworks and waste tip. This Remediation Application seeks to rectify the identified contamination issues as soon as possible, in advance of submitting the Redevelopment Application. The Proposed Development will deliver a clean Site and the forthcoming Redevelopment Application will incorporate green infrastructure and other resources that support biodiversity.
  - The package of works on the Redevelopment Application will also be cognisant of the existing condition of the Site, and aim to replace habitats, such as the foraging corridor along the canal for bats and providing bat and bird boxes.
- 5.48. The current development programme anticipates that redevelopment of the Site will commence immediately after the completion of the remediation works. As such, the current intention of the applicant is that there will be no need for temporary treatment of the Site following completion of the remediation works. At the same time, the applicant understands that there is a need to cover the scenario whereby due to unforeseen circumstances, timescales for the redevelopment of the Site are delayed. As such, the applicant is willing to commit, should planning permission be granted, to introducing planting, in the form of wildflower meadow seed planting, across the Site if construction works for the redevelopment of the Site have not commenced within 1 year of the completion of the remediation works.
- 5.49. The Applicant's willingness to progress the application for the remediation works prior to securing permission for the redevelopment of the Site highlights a strong commitment to redeveloping the Site. The Applicant is committed to delivering a new, high quality residential neighbourhood that will provide a range of new homes, including affordable housing and a new secondary school with sports provision, which would be accessible to the local communities under a community use agreement.

### Air Quality

- 5.50. The NPPG states that action to manage and improve air quality is largely driven by EU legislation, in particular the 2008 Ambient Air Quality Directive that sets legally binding limits for concentration in outdoor air of major air pollutants that impact public health.

- 5.51. The NPPG continues by highlighting that whether or not air quality is relevant to a planning decision depends on the Proposed Development and its location. When deciding whether air quality is relevant considerations could include whether the development would:
- Significantly affect traffic in the immediate vicinity of the Proposed Development Site or further afield;
  - Introduce a new point sources of air pollution;
  - Expose people to existing sources of air pollutants;
  - Give rise to potentially unacceptable impact during construction for nearby sensitive locations; and
  - Affect biodiversity.
- 5.52. *Core Strategy Policy EN16 Air Quality* states that “the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.”
- 5.53. Paragraph 12.81 continues, “other policies within the Core Strategy will guide the location of development in order to reduce the need for private transport and encourage the use of decentralised and renewable energy and green infrastructure to reduce both emissions and their impact still further.”
- 5.54. Developers will be expected to take measures to minimise and mitigate the local impact of emission from traffic generated by the development, as well as emissions created by the use of the development itself, including Combined Heat and Power and biomass plant.
- 5.55. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

### **Applicant’s Response**

- 5.56. An air quality assessment has been undertaken by Wardell Armstrong. The Air Quality Statement, submitted as part of the Remediation Application discusses the potential for air quality impacts, specifically consideration is given to pollutant emissions from the following:
- vehicles travelling to and from the site to support the remediation works; and
  - the remediation activities themselves.

### **Emissions from Supporting Traffic**

- 5.57. The project’s air quality consultant, Wardell Armstrong, consulted with Vectos, the appointed transport consultant, for an indication on the anticipated number of vehicles accessing the Site during the remediation works.
- 5.58. It is considered that, given the short term nature of the remediation works, the impact on the local annual air quality from the Proposed Development will not be significant overall.

### **Emissions from Remediation Activities**

- 5.59. It is anticipated that a risk assessment will be required for the remediation strategy and that this will comprise the primary method by which the potential risks associated with dust and pollutant emissions



to air during the remediation phase will be determined. The assessment will then determine appropriate mitigation measures, as required which are likely to include monitoring of pollutant emissions. It is considered that detailed approval of the remediation strategy, and associated risk assessment, will be secured by way of a condition.

- 5.60. For further details, please refer to the Air Quality Statement submitted as part of this Application.
- 5.61. The construction methodology has been prepared prior to the appointment of a remediation contractor and so the information outlined in this Remediation Application is based on the current understanding of the Site conditions and what would likely need to be considered for the Site. Further details on, the potential impacts and proposed mitigation will be available once a remediation contractor has been appointed and a suitable Construction Management Plan (CMP) / Construction Environmental Management Plan (CEMP) and Health and Safety Information, amongst other matters, have been prepared.
- 5.62. The likely construction methodology envisages, at this preliminary stage, the potential inclusion of the following items (but not to be limited to), in relation to emissions from remediation activities:
- A Traffic Management Plan
  - Management of air quality and dust, generally in accordance with an Air Quality Statement
  - A suitable Dust Management Plan (DMP)
  - A Noise and Vibration Management Plan.

## Ground Conditions

- 5.63. *Core Strategy Policy EN18 Contaminated Land and Ground Stability* sets out that the Council will give priority for the remediation of contaminated land to strategic locations.
- 5.64. Paragraph 178 of the NPPF requires that planning policies and decisions should ensure that Sites are suitable for any proposed use by taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses.

## Applicant's Response

- 5.65. The Site in its current state presents a hazard to human level, due to levels of ground contamination relating to its previous uses as a brickworks and waste tip. As such this Remediation Application seeks to rectify the identified contamination issues in advance of submitting the proposals for redevelopment of the Site.
- 5.66. The completion of the remediation works will result in an improved Site condition which is no longer a threat to human health and will the Site to be suitable for residential use in the future.
- 5.67. The Remediation Application is seeking to make the Site safe as soon as possible. The necessary remediation work is anticipated to take between 18 to 24 months. This will allow time for the redevelopment proposals to go through a rigorous design and consultation process to ensure the high quality redevelopment.
- 5.68. Further details can be found in Chapter 8 (Ground Conditions) of the Environmental Statement (Volume 1) and supporting appendices (Environmental Statement Volume 2), prepared by Wardell Armstrong.

## Flooding and Drainage

- 5.69. *Chapter 14 of the NPPF (2019)* provides policy guidance on climate change, flooding, and coastal change. Paragraph 155 explains the basic principle that inappropriate development in the areas at risk of flooding

should be avoided. This is achieved through applying a Sequential and Exception Test as governed by Paragraphs 157-160. This provides the tests that must be met to allow development on land at risk of flooding and is explained in detail further within this section.

- 5.70. *Core Strategy Policy EN14 Flood Risk* outlines that development should be directed away from Sites at the greatest risk of flooding, and towards Sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester- Salford- Trafford Strategic Flood Risk Assessment (SFRA).
- 5.71. In addition to the requirements for Site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on Sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
- 5.72. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
- 5.73. *Core Strategy Policy EN17 Water Quality* sets out that following elements a development must consider in relation to water quality:
- Avoid any adverse impact on water quality, including during the construction phase.
  - Minimise surface water run-off, maximise the use of appropriate sustainable drainage systems, and minimise groundwater contamination.
  - If close to a watercourse the development should ensure waste and litter cannot enter the watercourse

## Applicant's Response

- 5.74. The Site is in Flood Zone 1 and therefore has a very low probability of flooding of residential and industrial properties, however there is the potential for impacts during construction and operation that require potential mitigation.
- 5.75. In summary, the main impacts at the Site are dealing with surface water risk at the Site and the potential for silt laden runoff, spillages, leaks and pollutants during the construction stage.
- 5.76. In addition, from a flood risk perspective, the impacts include mud and debris blockages and temporary increases in impermeable areas during the construction phase and the increase in permanent impermeable area.
- 5.77. Mitigation measures include the completion of a CEMP which will include details of mitigation measures to prevent adverse impacts occurring to controlled waters and SuDS measures.
- 5.78. Chapter 6 Water Resources and Drainage of the Environmental Statement Volume 1 has assessed the likely significant effects of the remediation phase with respect to Hydrology, including the methods used to assess the effects; the baseline conditions currently existing at the Site and surrounding area; the mitigation measures required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted.
- 5.79. For further details please refer to the relevant ES chapter.

## Transport

- 5.80. Core Strategy Policy T1 Sustainable Transport sets out to deliver a sustainable, high quality, integrated transport system in order to encourage modal shift away from car travel to public transport, cycling and

walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

- 5.81. Core Strategy Policy T2 accessible areas of opportunity and needs sets out that developments should provide a level of car parking which reflects the realistic requirements of the users of the development. Regard should also be given to the need for disabled and cycle parking provision.
- 5.82. Core Strategy Policy CC5 Transport outlines that developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.

### Applicant's Response

- 5.83. A Transport Statement has been prepared by Vectos. The Transport Statement assesses the impact and acceptability of the Proposed Development in relation to construction traffic, Site access and contractor parking. The Statement contains information setting out how transport and accessibility will be managed for the duration of the remediation works.
- 5.84. The Transport Statement submitted as part of this Remediation application concludes the following:
- The proposed remediation works will be managed effectively through the adoption of methodologies that aim to minimise HGV vehicle trips to and from the Site.
  - Construction vehicles associated with the remediation works will be of a small number per day that will have a negligible impact upon the operation of the surrounding highway network. Ten Acres Lane is of sufficient width to accommodate HGV traffic.
  - Mitigation measures will also be in place which will ensure that on street parking does not occur on any of the surrounding streets and that debris from the Site is not transferred on to the highway network.
- 5.85. A Transport Assessment and a Framework Travel Plan will be prepared and submitted as part of the Redevelopment Application.

### Noise

- 5.86. *Chapter 15 of the NPPF* states that planning policies and decisions should prevent both new and existing developments from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.
- 5.87. *UDP Policy DC26 Development and Noise* outlines the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- (a) the effect of new development proposals which are likely to be generators of noise; and
  - (b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.88. In addition, *Core Strategy Policy DM1 Development Management* sets out that all development should have regard to effects on amenity, including noise.

### Applicant's Response

- 5.89. A Noise Statement has been prepared by Wardell Armstrong which considers the potential for noise and vibration impacts during the remediation phase of the proposed development. Specifically, it considers noise and vibration emissions from; vehicles travelling to and from the Site to support the remediation works and the remediation activities. It also considers how potential impacts will be managed to minimise impact on surrounding residents and required mitigation measures.

- 5.90. Due to the large existing traffic flows on the major roads near to the site, the number of vehicles associated with the remediation stage is not likely to be significant. Wardell Armstrong therefore considered that the level of road traffic noise at sensitive receptor locations will not change perceptibly with the inclusion of vehicles associated with the remediation activities.
- 5.91. The remediation activities have the potential to cause noise and vibration emissions from the Site. As such, mitigation measures are recommended by Wardell Armstrong to reduce noise and vibration from receptors at the remediation stage. These include best practice construction management measures and communication with local residents where particularly impactful activities are likely to occur. A detailed Construction Environmental Management Plan will be prepared once a contractor is appointed that will incorporate the recommended mitigation measures.
- 5.92. Further details are available in the submitted Noise and Vibration Statement prepared by Wardell Armstrong

### Safety and Security

- 5.93. *Core Strategy Policy DM1 Development Management* outlines that all development should have regard to the specific issues including community safety and crime prevention.

### Applicant's Response

- 5.94. Due to the Site's large size and unused, overgrown nature, there is little natural surveillance into or from within the Site. This has resulted in anti-social behaviours and illegal activities taking place within the Site's boundaries and has had a generally negative impact on the amenity value of the surrounding area.
- 5.95. The Site in its current state also presents a threat to human health, due to levels of ground contamination relating to its previous uses as a brickworks and landfill Site. As such this remediation application seeks to rectify the identified contamination issues and antisocial behaviour by making the Site both safe and secure.

### Summary of Planning Policy Assessment

- 5.96. This section of the Planning Statement demonstrates how the Proposed Development is in accordance with the Development Plan and is further supported by the NPPF.
- 5.97. The effect of the Proposed Development has been comprehensively assessed through a range of technical reports. These documents propose mitigation where necessary to ensure that the impact of the Proposed Development is acceptable.
- 5.98. The Application has addressed all the key planning issues relating to the Site and Proposed Development through a detailed review of the policies and guidance that are applicable to the Site. It has also balanced these policy requirements with Site-specific considerations and matters raised through the pre-application process.
- 5.99. The Proposed Development therefore accords with national and local planning policy and guidance.

## 6. Summary and Conclusions

- 6.1. This Planning Statement accompanies an application for Full Planning Permission for remediation works on the former Jackson's Brickworks Site.
- 6.2. The key areas of the proposed remediation works include:
- Excavation;
  - General Site clearance;
  - Preparation Material Management Plan (MMP);
  - Identification, management and appropriate removal of any asbestos containing materials;
  - Break out of hardstanding areas;
  - An Invasive Non-Native Species Management Plan;
  - In-situ turnover of the top 2-3m of Made Ground and overdig for some areas of deeper Made Ground (~ 5m depth); and
  - Importation of inert clean cover soil material.
- 6.3. A full description of the works considered to be required is included in Outline Remediation Strategy, prepared by Wardell Armstrong. The exact requirements of the remedial strategy are dependent on the completion of those assessments that are currently being undertaken, and the resulting remedial strategy ultimately adopted by the Client appointed remediation contractor.
- 6.4. The Applicant, Nuvu Investments Ltd, is committed to delivering a successful development on the Site that will meet the needs of the existing community and future residents. In advance of this, given the Site's industrial heritage and subsequent infilling of the clay pits with waste, extensive remediation is required. The Applicant's willingness to progress with the remediation of the Site, in advance of a Redevelopment Application highlights a strong commitment to delivery.
- 6.5. The Applicant and project team are committed to remediating the Site, which has the following important benefits:
- The remediation of a heavily contaminated site which has been left vacant for several decades.
  - Making the Site secure and safer, including addressing the current threat to human health that the Site currently presents, given its highly contaminated nature.
  - Prevent problems with anti-social behaviour and fly-tipping which the Site has previously attracted.
  - Removal of invasive species identified on the Site, including Japanese Knotweed
  - Provides the significant financial contribution required to remediate the Site, reflecting the Applicant's commitment to redeveloping the Site.
  - Through this commitment, the Applicant is enabling the redevelopment of the Site which has been identified for regeneration for over 20 years, and which has seen all previous redevelopment proposals disbanded.

- 6.6. The Proposed Development has been developed in consultation with Manchester City Council Planning Officers, Environmental Health Officers, Greater Manchester Ecology Unit and a range of technical stakeholders, as well as local ward councillors, surrounding residents and local businesses.
- 6.7. This Planning Statement has assessed all applicable planning policies, guidance and other material considerations and provides full and robust justification for the Proposed Development, alongside supporting technical assessments that are submitted with the application.
- 6.8. It has been demonstrated that the Proposed Development complies with the Development Plan as a whole and properly addresses the relevant Material Considerations and we therefore consider that the planning application merits the full support of the Local Planning Authority.

# Deloitte.

## Real Estate

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