

Statement in support of:

**Discharge of Planning Condition 3 Contaminated Land associated with Planning Permission
112282/FO/2016/N1**

- The submitted CCG Combined Phase I & II Geo Environmental report Rev 1 includes the findings from the gas monitoring undertaken to conform with the requirements of the gas monitoring programme of 6 visits over 3 months, with the final visit on the 22nd August 2020, due to the site's perimeter to a former landfill site and the findings were of ***no presence of ground gas.***
- The properties rear garden does not have ***any soft landscaping***, only hard landscaping as per photos A to E shown below
- ***All the new water connections and pipe works have been installed to the UU requirements and signed off.*** (Please refer to photos F to H and attached UU correspondence dated / drawing.)



A. View of new hard landscaping leading up to front entrance



B. View from the front door towards the highway



C. View of the new hard landscaping in the rear yard towards back gate



D. View of the new hard landscaping in the rear yard towards the house



E. New below ground pipework



F. New below ground pipe works



F. New below ground pipe works



G. Internal new pipe work connection



H. External new pipe work connection

===== Forwarded Message =====

From : Contactus@networkplus.co.uk

To : sam@mayfairestates.co.uk

Date : Mon, 31 Jan 2022 15:57:19 +0000

Subject : 54/446057 - 303 CHEETHAM HILL ROAD,MANCHESTER, M8 0SN

===== Forwarded Message =====

Good Afternoon,

Ref : 54/446057 - 303 CHEETHAM HILL ROAD,MANCHESTER, M8 0SN

I can confirm all works were completed on Tuesday 21st September at the above address.

We connected on Friday 17th and over the following days we backfilled and reinstated the point of connection.

If you have any queries please contact us on 0345 072 6067 and Select Option 1 for Water Services and then Option 2 for Ongoing Construction Work.

Our office is open 8 am to 5pm Monday to Friday, alternatively you can email contactus@networkplus.co.uk quoting the above reference.

Thank You

Many Thanks

Scott Owens

Customer Support Team

E:contactus@networkplus.co.uk

T: **Connections 03450726067 Opt 1 Then Opt 2**

W:www.networkplus.co.uk





Sent: 10 July 2020 15:24

To: Kim Ebling <KEbling@cw-architects.co.uk>

Cc: Chris Bolan <chris.bolan@ccgeotechnical.com>; Daniel Oregan <Daniel.ORegan@ccgeotechnical.com>

Subject: RE: FW: CDN/20/0033 3034 Cheetham Hill Road

Hi Kim,

We have completed 4 / 6 visits gas and groundwater monitoring for Cheetham Hill Road.

Based on the obtained results, a Gas Screening Value (GSV) of 0.0041 l/hr for CO₂

A GSV for CH₄ could not be calculated due to the absence of gas.

Based on the above data, the risk to the proposed development was assessed in line with Situation A as defined in CIRIA C665, and on this basis the site complies with Characteristic Situation 1. This classification does not require the adoption of remedial measures with respect to ground gas.

Nevertheless, the remaining 2nr monitoring visits will be required to conclude the assessment.

All boreholes are reported as dry during the monitoring visits.

Kind regards,

Dan Evans BSc (Hons)

Materials/Geotechnical Engineer

Project Manager

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