

Jack Needham
Broadfield Project Management Ltd

Email: jack.needham@broadfieldpm.co.uk

Date: 17th August 2021
LKC Reference: LKC 18 1173_CR

Dear Jack,

RE: STUBBS MEWS COMPLETION STATEMENT

LK Consult (LKC) undertook a Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy for land adjacent to Stubbs Mill, New Islington (reference CL-602-LKC 18 1173-02, dated 13th December 2018). The investigation was undertaken in support of a future planning application to develop the site for residential use.

The risk assessment concluded that no specific remediation was required, with the exception of:

- » Watching brief for any unexpected contamination.
- » Water pipeline assessment.

A suitably qualified LK Group geo-environmental engineer attended site during earthworks/ enabling works and no unexpected, significant or gross contamination was reported. A potable water pipeline risk assessment concluded that PE pipe was suitable and it is understood that this has been submitted to UU and the new connection has been made.

LKC consider that the work onsite to date has been validated in accordance with the agreed Remediation Strategy. Based on the above information LKC considers the Stubbs Mews development site is 'suitable for use' for the proposed development .

LKC considers there is sufficient information to discharge the outstanding contaminated land planning conditions by Manchester City Council.

Yours Sincerely

PETER DUNN
PRINCIPAL GEO-ENVIRONMENTAL CONSULTANT

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