

Carley Daines and Partners Limited

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DORRIS STREET

MANCHESTER

M19 2TP



VALIDATION REPORT

UNDERTAKEN FOR

ONE MANCHESTER

Ref: 18-B-12277/DorrisStreet

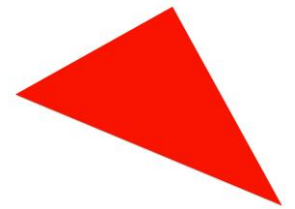
27th July 2021

Principal: **D.J. Middleton BEng(Hons) CEng MStructE**

Company Number: **11006567**

Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**

VAT Number: **285 0439 91**

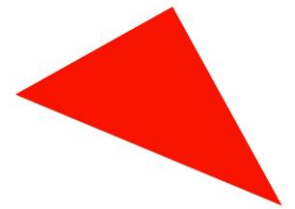


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1.0 INTRODUCTION & OBJECTIVES

This report has been prepared in response to Planning Condition 5 of Manchester City Council Planning Approval: 20 Dorris Street, Manchester, M19 2TP – 124902/FO/2019. This relates to the construction of 4 new dwellings at the end of Dorris Street, at NGR 387820, 393540.

The purpose of this Validation Report is to provide a summary of investigation works undertaken on the site, to summarise the agreed Remediation Strategy, and to present relevant documentation to demonstrate that the works have been completed in accordance with the agreed methodology.

2.0 SITE DEVELOPMENT

It is understood that the Planning Approval 124902/FO/2019 gave permission for a proposed residential development of 4 properties with highway works, car parking, private gardens and drainage and was approved on 25th November 2019.

3.0 RELEVANT PARTIES

The relevant parties to the development are as follows:

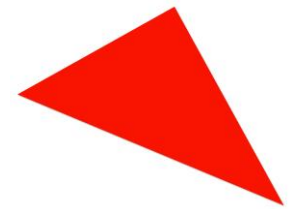
- Planning Authority – Manchester City Council
- Client – One Manchester
- Contractor – Tyson Construction Ltd
- Architect – TADW
- Engineering Consultant – Carley Daines & Partners
- Site Investigation Consultant – Carley Daines & Partners
- Specialist Sub Contractors – Various
- Building Regulations Authority – Manchester City Council
- Highway Authority – Manchester City Council
- Drainage Authority – United Utilities

4.0 SITE APPRAISAL & KEY REFERENCE DOCUMENTS

To fulfil the requirements of the Planning Condition, the following procedure has been adopted and the following documents reviewed:

Phase 2 Geo-Environmental Report by Carley Daines & Partners dated 21st June 2019

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This is a detailed assessment of on-site contamination and its implications. Testing was carried out for a variety of contaminants, specifically metals / heavy metals, polyaromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH).

The report identified moderately elevated levels of contamination above the relevant GAC's & SGV's for a residential end use with private gardens. Specifically, elevated levels of arsenic, lead & PAH's comprising Benzo(a)Anthracene, Indeno(123)Pyrene, Benzo(a)Pyrene, Dibenzo(ah)Anthracene, Chrysene, Benzo(b/k)Fluoranthene and Napthalene were encountered.

The report indicated that gas monitoring was not required on this site.

5.0 REMEDIATION STRATEGY

The Remediation Strategy is included in full in Appendix 5. This pulls together all previous reports and recommends:

- The construction of a capping layer 600mm thick to soft landscaped areas, comprising the following;
 - An upper layer of 150mm clean inert top soil
 - A lower layer of 450mm clean inert subsoil.

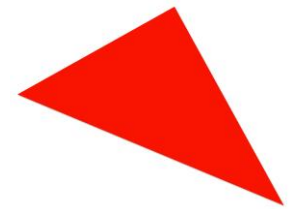
The Remediation Strategy also suggested further investigation of contamination in the areas close to the positions of BH2 and TPA with possible localised removal of any contamination from site if deemed necessary.

6.0 VARIATIONS TO THE REMEDIATION STRATEGY

There have been no significant variations to the Remediation Strategy during the course of the works.

However, the final site layout was changed from that anticipated at the time of the Phase 2 site investigation. The position of BH2, instead of falling within a private plot, was found to fall within the new area of adopted highway (ie in public rather than private land). Under these circumstances, there can be no pathway between the contamination source and the potential receptor and therefore further investigations were not carried out as they were deemed unnecessary.

Also, contamination levels in the area of TPA (which falls within a rear garden) were re-examined and were considered to be only moderately elevated (rather than orders of magnitude higher) than the relevant private gardens guideline values. Comparison with other sites suggested that these levels could be safely treated on



site and that the proposed default clean capping layer would provide an adequate pathway break between source and receptor.

Otherwise, the capping layer has been installed as recommended to soft landscaped areas.

7.0 SITE VALIDATION

7.1 Topsoil Placement/Capping Layer

The areas of site to be remediated with a clean capping layer are indicated as the grassland areas (green) on the drawing in Appendix 2. In relation to the overall site, these amount to approximately 40% of the site. In these areas, a 600mm clean capping layer has been placed, and depth validation photographs are included in Appendix 4.

Soil test sample results have been taken for all imported material, which can be confirmed as clean, chemically uncontaminated and fit for purpose. A total volume of 180m³ has been imported & 4 soil tests have been undertaken. Testing has been carried out for metals, PAH, TPH, asbestos, toluene, benzene, ethylbenzene and xylenes. This exceeds the sampling rate recommended in the Remediation Strategy.

Elsewhere, any pathway between contamination and potential future human receptors is broken by hard cover. The hard cover comprises the footprints of the buildings, paths, parking areas etc.

8.0 VALIDATION STATEMENT

Based upon our site visits and documentary evidence from Tyson Construction Ltd, together with on-site sampling, testing and appraisal, it is our opinion that the works undertaken have been carried out satisfactorily and the remediation targets have been achieved.

We consider that the soft landscaped areas of the site have been remediated to a satisfactory standard, and that health risks from the units should be considered to be minimal in the future.

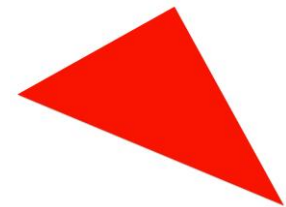
SIGNED (electronically)

D.J. Middleton

D.J. MIDDLETON

CARLEY DAINES & PARTNERS

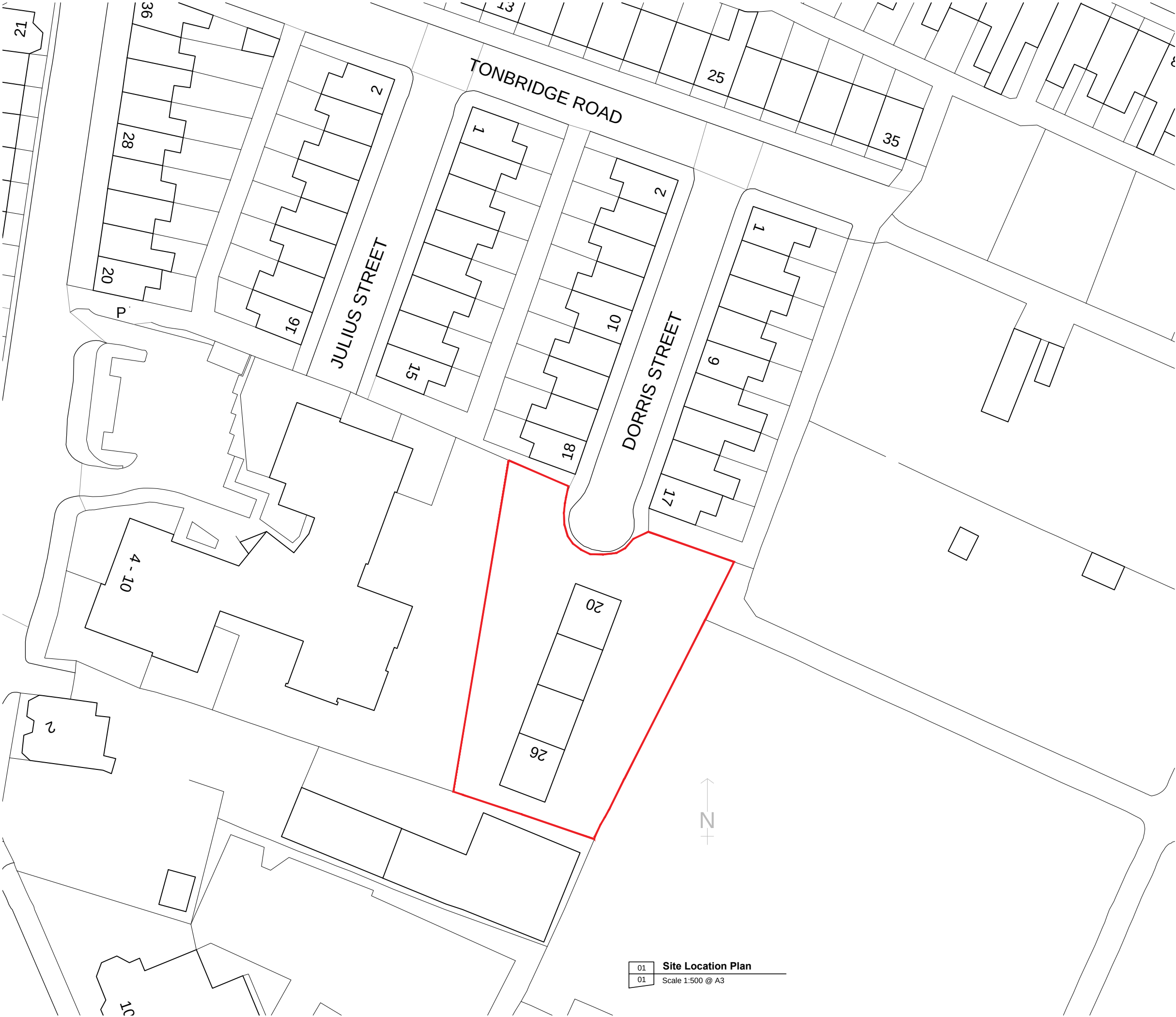
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APPENDIX 1

SITE LOCATION PLAN

Principal: **D.J. Middleton BEng(Hons) CEng MStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**



General Notes

01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: Copyright to remain the property of TADW Architects in accordance with the Copyright, Designs and Patents Act 1988.

AREA EDGED RED IS DEVELOPMENT SITE OWNED BY CLIENT

P1	Drawn for comments	13.03.17	KM	GN
Issue	Description	Date	Drawn	Checked

Drawing Status

P - Planning | T - Tender | C - Construction | R - As Record

For Comments

tadw

architects



Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client	One Manchester
Job	Dorris Street, Manchester
Title	Site Location Plan
Scale	1:500 @ A3

Note - Prints from PDF files may not be to scale, check accuracy against scale

5

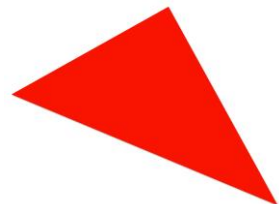
10

15

25m

1:500

Job Number	Drawing Number	Issue
B693	01	P1



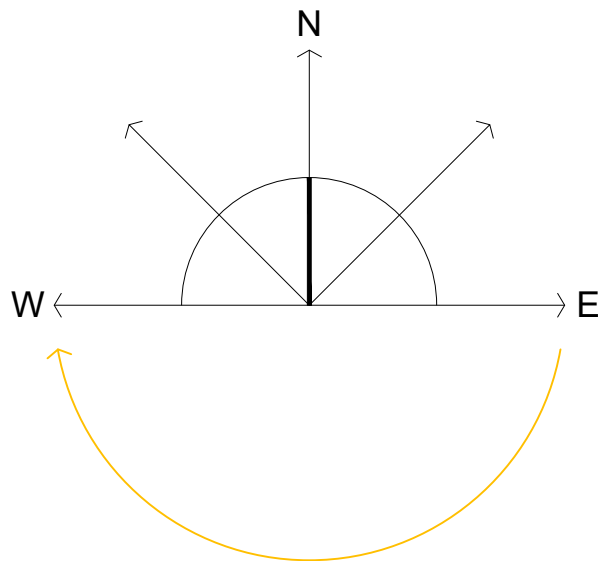
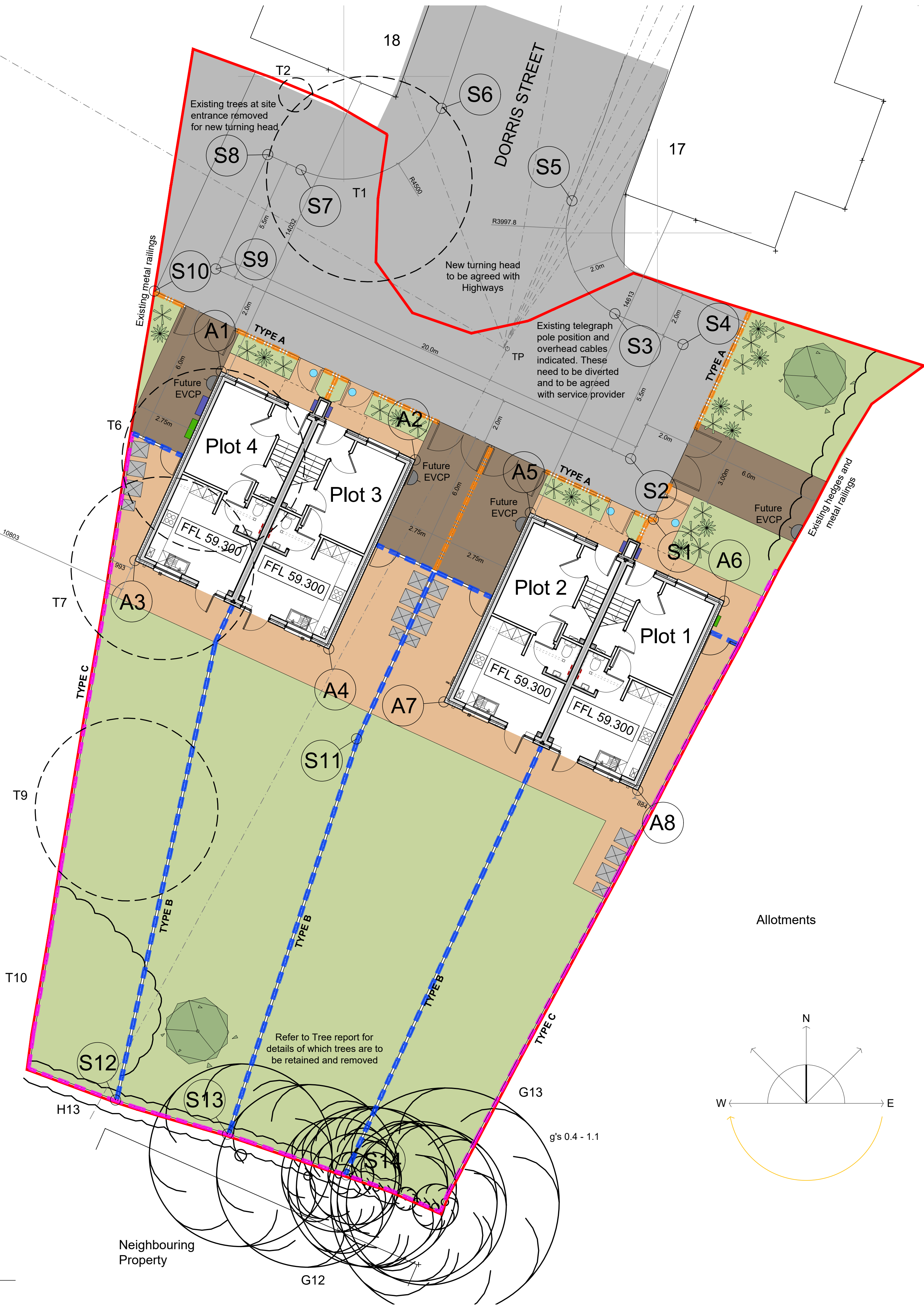
APPENDIX 2

REMEDIATED AREAS

Neighbouring Property
4-10

Neighbouring Property
4-10

Neighbouring Property



Co-ordinate point	Easting	Northing
A1	387816060	393546964
A2	387824545	393543090
A3	387812279	393538683
A4	387820765	393534810
A5	387829587	393540776
A6	387838071	393536903
A7	387825806	393532495
A8	387834291	393528623

Building Setting Out Co-ordinates

Co-ordinate point	Easting	Northing
S1	387834970	393540491
S2	387833983	393543142
S3	387833288	393549491
S4	387836271	393548143
S5	387831409	393554438
S6	387825697	393558482
S7	387819549	393555792
S8	387818096	393556456
S9	387815816	393551451
S10	387813130	393550480
S11	387821981	393530879
S12	387811430	393515061
S13	387816329	393513569
S14	387821535	393511785

Site Setting Out Co-ordinates

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Legend

- Development site boundary
- Existing trees to be removed. Refer to Tree Report for further details
- Surface Finishes**
 - Grassed Area (200mm mowing strip where lawn meets buildings)
 - Footpaths and paved areas
 - Block paving to driveways
 - Tarmac to access road and pavements
- Electric Meters - Flush fitted electric meter box 409 (w) x 595 (h) x 60 (+ 150mm within wall) (d)
- Gas Meters - Flush fitted gas meter box 409 (w) x 595 (h) x 60 (+ 150mm within wall) (d)
- Water Meters (All within pavement)
- Low maintenance planting
- Future EVCP Fused spur provision for future electric vehicle charging point

Boundary /Wall Types

- TYPE A** (Separation of front gardens / driveways / back of pavement) 1.2m high boundary incorporating 1200mm black powder coated metal railings and pin kerb at back of pavement
- TYPE B** (Separation of rear gardens) 1.8 m high boundary comprising close boarded timber fence infill panel on concrete base panel between concrete posts
- TYPE C** (Rear/side gardens adjacent to site boundary) 2.1 m high boundary comprising close boarded timber fence infill panel on concrete base panel between concrete posts topped with 300mm timber trellis

P2	Masonry pier outside entrances amended	03.04.20	KM	xx
P1	Issued for comments	03.04.20	KM	xx
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw architects

Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client **One Manchester**

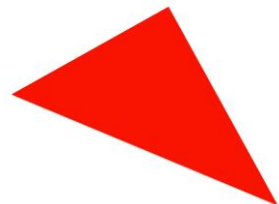
Job **Dorris Street, Levenshulme**

Title **Proposed Site Plan**

Scale **1:100 @ A1**

Note - Prints from PDF files may not be to scale, check accuracy against scale

Job Number 911273	Drawing Number 102	Issue P2
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APPENDIX 3

SOIL TEST RESULTS



2183

Final Report

Report No.:	21-15977-1		
Initial Date of Issue:	28-May-2021		
Client	Tyson Building Contractors		
Client Address:	1 Mitcham Road Blackpool FY4 4QN		
Contact(s):	Jordan Whelan Andy Bellamy		
Project	Dorris St Manchester Dorris St Levenshulme		
Quotation No.:	Q21-24015	Date Received:	14-May-2021
Order No.:	2008/167	Date Instructed:	17-May-2021
No. of Samples:	4		
Turnaround (Wkdays):	10	Results Due:	28-May-2021
Date Approved:	28-May-2021		

Approved By:



Details: Glynn Harvey, Technical Manager

Results - Soil

Project: Dorris St Manchester Dorris St Levenshulme

Client: Tyson Building Contractors	Chemtest Job No.:				21-15977	21-15977	21-15977	21-15977
Quotation No.: Q21-24015	Chemtest Sample ID.:				1200187	1200188	1200189	1200190
Order No.: 2008/167	Client Sample Ref.:				1	2	3	4
	Client Sample ID.:				P1	P2	P3	P4
	Sample Location:				P1	P2	P3	P4
	Sample Type:				SOIL	SOIL	SOIL	SOIL
	Top Depth (m):				0.3	0.3	0.3	0.3
	Date Sampled:				12-May-2021	12-May-2021	12-May-2021	12-May-2021
	Asbestos Lab:				NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	Accred.	SOP	Units	LOD				
ACM Type	U	2192		N/A	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
ACM Detection Stage	U	2192		N/A	-	-	-	-
Moisture	N	2030	%	0.020	23	23	20	23
pH	U	2010		4.0	8.1	8.3	8.2	8.2
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Arsenic	U	2450	mg/kg	1.0	13	19	19	17
Beryllium	U	2450	mg/kg	1.0	< 1.0	1.1	< 1.0	< 1.0
Cadmium	U	2450	mg/kg	0.10	0.79	0.94	0.80	0.91
Chromium	U	2450	mg/kg	1.0	16	23	25	25
Copper	U	2450	mg/kg	0.50	500	86	64	73
Mercury	U	2450	mg/kg	0.10	0.18	0.20	0.20	0.26
Nickel	U	2450	mg/kg	0.50	16	22	21	28
Lead	U	2450	mg/kg	0.50	160	110	95	100
Selenium	U	2450	mg/kg	0.20	< 0.20	0.44	0.43	0.25
Vanadium	U	2450	mg/kg	5.0	9.9	20	21	17
Zinc	U	2450	mg/kg	0.50	190	150	140	130
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C8-C10	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C10-C12	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C12-C16	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C16-C21	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C21-C35	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0	< 5.0	< 5.0	< 5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C8-C10	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C10-C12	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C12-C16	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C16-C21	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C21-C35	U	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0	< 5.0	< 5.0	< 5.0

Results - Soil

Project: Dorris St Manchester Dorris St Levenshulme

Client: Tyson Building Contractors	Chemtest Job No.:				21-15977	21-15977	21-15977	21-15977
Quotation No.: Q21-24015	Chemtest Sample ID.:				1200187	1200188	1200189	1200190
Order No.: 2008/167	Client Sample Ref.:				1	2	3	4
	Client Sample ID.:				P1	P2	P3	P4
	Sample Location:				P1	P2	P3	P4
	Sample Type:				SOIL	SOIL	SOIL	SOIL
	Top Depth (m):				0.3	0.3	0.3	0.3
	Date Sampled:				12-May-2021	12-May-2021	12-May-2021	12-May-2021
	Asbestos Lab:				NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	Accred.	SOP	Units	LOD				
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	< 10	< 10	< 10	< 10
Naphthalene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	U	2700	mg/kg	0.10	1.5	1.5	< 0.10	2.5
Anthracene	U	2700	mg/kg	0.10	0.30	0.19	< 0.10	0.51
Fluoranthene	U	2700	mg/kg	0.10	3.4	3.4	3.4	5.7
Pyrene	U	2700	mg/kg	0.10	3.7	3.6	3.7	5.2
Benzo[a]anthracene	U	2700	mg/kg	0.10	< 0.10	1.1	< 0.10	2.8
Chrysene	U	2700	mg/kg	0.10	< 0.10	1.3	< 0.10	3.4
Benzo[b]fluoranthene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo[k]fluoranthene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo[a]pyrene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene	U	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Of 16 PAH's	U	2700	mg/kg	2.0	8.9	11	7.1	20
Benzene	U	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Toluene	U	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Ethylbenzene	U	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
m & p-Xylene	U	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
o-Xylene	U	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Phenols	U	2920	mg/kg	0.10	0.18	0.13	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

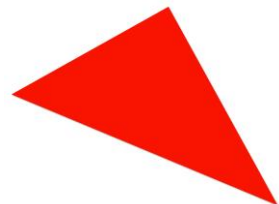
All soil samples will be retained for a period of 45 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

customerservices@chemtest.com



APPENDIX 4

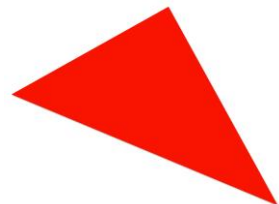
SOIL DEPTH VALIDATION PHOTOS











APPENDIX 5

REMEDIATION STRATEGY

Carley Daines and Partners Limited

Consulting Civil and Structural Engineers

11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE

Tel: 0161 799 2720 Fax: 0161 790 3474

Email: mail@carleydaines.co.uk Web: www.carleydaines.co.uk

DORRIS STREET

MANCHESTER

M19 2TP



PHASE 3 REMEDIATION STATEMENT

UNDERTAKEN FOR

ONE MANCHESTER

Ref: 18-B-12277/DorrisStreet

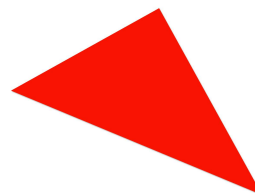
16th December 2019

Principal: **D.J. Middleton BEng(Hons) CEng MStructE**

Company Number: **11006567**

Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**

VAT Number: **285 0439 91**



Report Title:	Dorris Street, Manchester, M19 2TP
Report Reference:	18-B-12277
Client:	One Manchester
Issue Date:	23rd December 2019
Drafted By:	D.J. Middleton
Authorised By:	C. Carley

This document has been prepared for the titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authorisation being obtained from Carley Daines & Partners. Carley Daines & Partners accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than for which it was commissioned. Any persons so using or relying upon this document for such other purpose do so at their own risk.

This report was prepared for the sole use of the Client and shall not be relied upon or transferred to any other party without the express written authorisation of Carley Daines & partners. It may contain material subject to license; unauthorised copying of this report will be in breach of copyright/license.

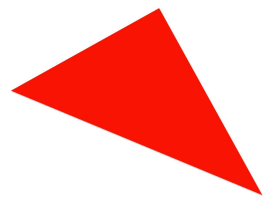
The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken but should not be necessarily relied upon to represent conditions at a substantially later date.

The findings and opinions in this report are based on information obtained from a variety of sources as detailed and which Carley Daines & Partners assumes to be reliable but has not been independently confirmed. Therefore, Carley Daines & Partners cannot and does not guarantee the authenticity or reliability of third-party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by Carley Daines & Partners for the effects of any future changes to such guidelines and legislation.

The limitations of liability of Carley Daines & Partners for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

Principal: **D.J. Middleton BEng(Hons) CEng MIStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**



1.0 INTRODUCTION

This report has been prepared in response to Planning Condition 5 of Manchester City Council planning reference: 20 Dorris Street, Manchester, M19 2TP - 124902/FO/2019.

The site is located at the end of Dorris Street in Manchester, at approximate National Grid Reference 387820,393540 and at post code M19 2TP.

The surrounding area is predominantly residential, with allotments located towards the east.

2.0 PROPOSED DEVELOPMENT

Preliminary plans that have been made available to us indicate that the site has the potential to be redeveloped with four dwellings, an associated access road, drainage, and parking infrastructure.

3.0 PHASE 1 / 2 SITE INVESTIGATIONS

Separate Phase 1 and Phase 2 investigations have been undertaken by Messrs Carley Daines and Partners Ltd. The Phase 2 investigation is dated 21st June 2019.

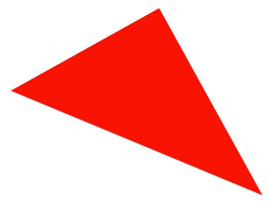
This indicates that the site has an area of approximately 0.14 hectares and is irregular in plan area.

The site exists at an elevation of approximately 64m AOD.

The site is presently occupied by four bungalows.

The site is located primarily in an area of residential development, mainly terraced housing.

The risk of mining is low.



The Phase 2 Ground Investigation was based on 2 boreholes to a maximum depth of 3.5m and 2 trial pits to a depth of 1.0m.

The report recommended that no further gas monitoring be undertaken.

4.0 REVIEW OF CONTAMINATION RESULTS

Testing was carried out on soil samples selected from trial pits and window sample holes.

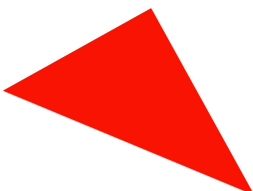
Tests were undertaken for the following contaminants:

- Heavy metals/metals
- PAH (USEPA16)
- Asbestos
- TPH

The report indicated that there are elevated concentrations of contaminants present on the site, specifically Benzo(a)Anthracene, Indeno(123-cd) Pyrene, Benzo(a)Pyrene, Dibenzo(a)Anthracene, Chrysene, Benzo (b/k) Fluoranthene and Naphthalene. Also, elevated levels of Arsenic and Lead were reported. These elevated figures were found in specifically 1 borehole (BH2) and 1 trialhole (TPA)

These are considered a potential risk to human health. The report recommended that the made ground local to Borehole 2 and Trial pit A is removed and disposed of accordingly, subject to its delineation through further on-site testing.

The report also noted the potential for differing levels of contamination exists on site away from sample positions and therefore a watching brief should be maintained to record any unexpected or obviously elevated levels of additional contamination.



5.0 REMEDIATION STRATEGY

IN-GROUND CONTAMINATION

Following a review of the Phase 2 Site Investigation, and comparison with published sources, it is our opinion that the identified elevated levels of soil contamination are sufficient to pose a threat to future health but cannot be considered to be at very high or dangerous levels.

Generally, it is widely accepted that there is a significant factor of safety built into maximum soil contamination levels, and the recorded levels are typically elevated above safe levels, rather than being many orders of magnitude greater.

In this respect, we would concur with the findings of the Phase 2 Investigation that contaminated material may be safely left on site, providing the end user is protected by a suitable clean capping layer.

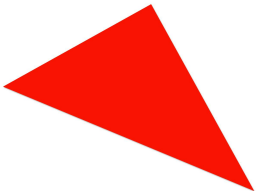
As also proposed within the report, we would recommend that the area of ground in the vicinity of Trial Pit A and Borehole 4 is tested during site works and the elevated levels of contamination de-lineated for off site removal.

Otherwise we would recommend that a capping layer to soft landscaped areas should be introduced. Typically, this should be 600mm thick and can be regarded as a default remediation strategy, capable of remediating levels of contamination much higher than those identified.

We would recommend that the capping layer should consist of:

- An upper layer of 150mm of clean inert topsoil
- A lower layer of 450mm of clean inert subsoil

However, it is important that a “watching brief” is maintained during the course of the groundworks. This is to identify and investigate any unexpected/unforeseen contamination that might arise or be identified.



The watching brief should be undertaken by this firm or other suitably qualified equivalent professional firm. In the event that contamination is identified or suspected, notification should be by the contractor's on-site personnel as soon as possible.

6.0 GROUND GASES

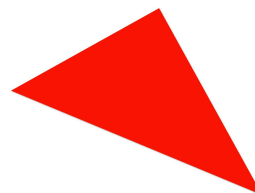
Ground gas monitoring is not considered to be required on this particular site.

7.0 VALIDATION

Validation will be required on completion. In order to ensure that all elements of this Remediation Statement are properly implemented, a final Validation Report will be prepared by Carley Daines and Partners Ltd. or other appropriately qualified consultant, confirming that the remedial works have been completed.

The validation report will confirm the following:

- Confirmation that the proposed clean cover materials are suitable for the proposed end use. This will be undertaken by recovery of representative soil samples after importation for testing.
- A testing regime on imported material will be carried out, including testing one sample per 50m³ of imposed material (from a brownfield source) and one sample per 200m³ of imported material (from a greenfield source). A minimum of 3 such samples will be carried out for materials from differing types and from different sources.
- Depths of imported material will be verified by photographs on a plot by plot basis.
- Any material removed from site must have appropriate waste transfer documentation to confirm appropriate removal and disposal.



A summary of actions is listed in the table hereunder:

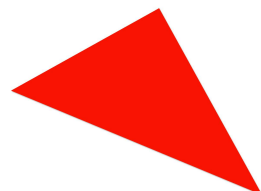
Summary of Action	
Action	Person Responsible
Site Management procedures to protect site neighbours, environment and amenity during works, including a) Health & Safety plans and procedures b)Dust, noise & odour suppression/controls, including monitoring protocols c)Control of surface water runoff d)Site Waste Management Plan (SWMP)	Main Contractor
Assessment of ground conditions if unanticipated or obviously very high levels of contamination are uncovered, plus appropriate additional testing of such material.	Main Contractor CD&P NHBC Building Control
Method Statement indicating the procedure for removal of potentially contaminated material, and placement of clean cover throughout all areas of soft landscaping within the development	Main Contractor
Provide suitable protection to site utilities in accordance with the requirements of the service provider	Main Contractor/Engineering consultant
Witness/verify the placement of correct thickness of clean cover materials in accordance with the Sub Soil Surveys Ltd methodology	CD&P Ltd.
Laboratory testing to confirm the suitability of the clean cover materials post placement	CD&P Ltd
Completion of post-site works Final Validation Report	CD&P Ltd

SIGNED

DAVID MIDDLETON

CARLEY DAINES AND PARTNERS LIMITED

Principal: **D.J. Middleton BEng(Hons) CEng MIStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**

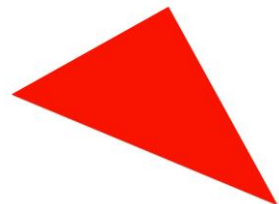


APPENDIX 1

SITE LAYOUT



Principal: **D.J. Middleton BEng(Hons) CEng MStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**



APPENDIX 6

PLANNING CONSENT

Principal: **D.J. Middleton BEng(Hons) CEng MStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr P Stonehouse
One Manchester
Lovell House
Archway 6
Manchester
M15 5RN

Agent (if used)

Mr Kevin Ma
TADW Architects
6 St Petersgate
Stockport
SK1 1HD

Part 1 – Particulars of the application/development

Proposal: Erection of 4 x 2 storey dwellinghouses (Class C3) and associated landscaping, parking, boundary treatment and access alterations to the cul-de-sac, following demolition of existing bungalows

Location: 20 Dorris Street, Manchester, M19 2TP

Date of application: 30 September 2019

Application number: 124902/FO/2019

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 01/P1 and 5989.01 received by the City Council as Local Planning Authority on 20 September 2019 and drawings numbered 03/P3, 04/P4 and 05/P3 received by the City Council as Local Planning Authority on 21 November 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

4) Notwithstanding details submitted, prior to the commencement of development, a construction management/demolition plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall only be implemented in accordance with the measures detailed within the submitted Site Investigation Report by Carley Daines & Partners Ltd, (Reference 18-B-12277 Revision 'A') dated 21st June 2019. Before development commences, a report outlining the measures required to remediate the land (the Remediation Strategy) shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

6) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) No development with the exception of demolition and any necessary remedial works shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the City Council as Local Planning Authority.

The following additional information should be provided:

- Evidence that the use of green SuDS have been maximised in the design;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within a Critical Drainage Area;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the existing and proposed drainage system;
- Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

8) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

9) Prior to first occupation of the development hereby approved, the City Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a 'Secured by Design' accreditation or equivalent confirmation that Greater Manchester Police are satisfied with the proposed security measures.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) The development hereby approved shall only be implemented in accordance with the submitted Waste Management Strategy and layout drawing numbered 03/P3 received by the City Council as Local Planning Authority on 21 November 2019. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored on the highway, other than on the day of collection.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) Notwithstanding details submitted, prior to the first occupation of the residential development hereby approved, full details of 4 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of any of the residential units and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

12) The boundary treatments shall only be implemented in accordance with the details shown on drawing numbered 03/P3 received by the City Council as Local Planning Authority on 21 November 2019. The boundary treatment shall be completed prior to first occupation of the dwellinghouses hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

13) Prior to first occupation of the apartments hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

14) Notwithstanding details submitted on drawing numbered 5989.01, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall include further replacement tree planting to mitigate the trees lost and be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

15) Before above ground development commences, a scheme for acoustically insulating the residential accommodation against noise from neighbouring roads and uses shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

16) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

17) No removal of or works to trees, shrubs or brambles shall take place during the main bird nesting season (1st March and 31st July inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and agreed by the City Council as Local Planning Authority.

Reason - In the interests of nature conservation and the biodiversity of the locality, pursuant to policy EN15 of Manchester's Core Strategy, the National Planning Policy Framework (NPPF).

18) Within one month of any part of the development first being occupied, a repaving/surfacing strategy for public footway and the reinstatement of any redundant vehicular crossings or new dropped kerbs required to the front of the site the site, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be carried out in accordance with a timescale and programme to be approved by the City Council as Local Planning Authority.

Reason - In the interests of residential and visual amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the apartments hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouses, or any other boundary treatment to the road frontages, other than expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Whilst the buildings to be demolished have been assessed as very low risk for bats, the applicant is reminded that under the Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Date: 25 November 2019

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.