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25 March 2014

FAO Steve Rowland

Oakbay Design Limited
29 Bradford Road
Eccles
Manchester
M30 9FF

Dear Steve

Land at Rondin Road, Ardwick, Manchester

Further to discussions with you regarding the above site I have considered the Manchester City Council letter of 10 March and offer the following comments:

- They consider the desk study adequate.
- Neither the local authority or the Environment Agency objects to the application on contamination grounds.
- Both MCC and the Environment Agency recommend a standard contaminated land condition part of which will be satisfied by the Desk study when planning permission is granted.
- The condition requires a site investigation and risk assessment. This is also a recommendation expressed in the Desk Study report.

In addition I confirm that I have re-visited the site on 21 March 2014 to assess whether its condition has changed since we produced the following report:

> TACCL Report No 11592/1, October 2011, Desk Study and Walkover Survey for Land at Rondin Road, Ardwick, Manchester.

TACCL can confirm that visually the site is in the same condition as previously observed. One difference is that the contractor's compound is no longer present but again there is no evidence of any adverse impact from their presence.

Furthermore I reproduce the following test from my letter to P Casey Enviro of 27 January 2014 regarding the site, with some supplementary commentary based on last Fridays site inspection.

TACCL has been informed and assured that there has been no specific activity at the site, between our October 2011 site inspection and now, which could have affected the shallow ground conditions at the site.

The October 2011 report includes results of computer based information searches and these are used to develop a site specific conceptual model in order to evaluate the potential risks associated with the proposed redevelopment of the site.

Due to the nature of this information, ie regarding geological and hydrogeological conditions at the site as well as historical activities such as mining, TACCL considers that the data presented remains valid and would not need to be updated or reviewed given the relatively short period since the report was prepared and the planning application considered.

The conclusions and recommendations presented in the report are still valid and appropriate. Furthermore TACCL does not consider that any further recommendations in relation to the ground conditions and/or contamination, are necessary.

In conclusion, TACCL has re-visited the site and reviewed the October 2011 report for the Rondin Road site which was produced in support of the planning application for the redevelopment of the site for waste treatment and recycling.

We consider that the report is still valid and applicable and should therefore be considered during the planning application determination process.

I trust this is acceptable and that it will be sufficient for the local authority to determine the planning application for the site. If you require anything further at this time please contact me.

Yours sincerely

Martin Lovelock
Technical Director

cc Alan Wallace, P Casey Enviro Limted