

Building Control & Licensing
Manchester City Council,
P O Box 532,
Town Hall,
Manchester M602LA

16th June 2025

Location: 398 Wilbraham Road, Manchester, M21 0UH

Date of application: 21 November 2023

Application number: 138619/FO/2023

Post-completion report to Discharge Condition 8 and Condition 9.

8) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

9) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 600mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to the LPA for approval to evidence this.

Summary

398 Wilbraham Road was a mixed-use semi-detached house situated in a residential area of Chorlton located at the corner of Ellesmere Street and Wilbraham road. It was built as a single large family home around 1900 on land that was formally farmland. Historic maps show the site has been housing for more than 100 years and a small farmstead use before that.

In the more recent history, the property has been used for mixed use with residential and light commercial (services/office) use. The rear and the side of the building have existing car parking areas. And to the front there are landscaped areas.

The proposed development is for the retention and refurbishment of the existing building to create 8x self-contained flats and associated car parking in the existing car parking areas to the rear and side and amenity soft landscape areas to existing landscape areas to the front. The proposals include a small rear extension and redevelopment of roof spaces.

The Chorlton area is not present on contaminated land register and no ground contamination, groundwater contamination and/or ground gas were found to be present on the site at any time during construction works / watching brief. Precedent developments show the area is generally contamination free. See Appendix A – Detailed Description of the site and areas around the site
All operatives employed by AJC were asked to be vigilant when carrying out any form of Ground works. Care was taken to make visual checks for any unusual discolouration or textures or presence of debris/fill. Operatives were also asked to carry out olfactory checks of the soil in areas where ground works were being carried out.

Ongoing observations as work progressed identified:

Front garden area: Soil was observed to be typical in makeup with cultivated/organic topsoil from natural ground level down to between -600mm and -900mm. Below the cultivated soil layer there was a layer of at least 1200mm of clean sand.

Side and rear garden areas. Up to 400mm to 600mm of made ground consistent with past development overlying natural deposits primarily comprising sands and gravels laid on the existing cultivated layer. Immediately below the cultivated layer there is a minimum of approximately 1000mm to 1200mm of clean sand.

Excavations did not go beyond 1800mm below natural ground level.

Ongoing sampling of soils showed no signs of contamination from visual or olfactory checks.

No visual or olfactory evidence to suggest the presence of ground contamination.

No groundwater or perched water in any of the excavations.

No concentrations of contaminants in shallow soil samples that are likely to significantly affect the future site users via the identified contaminant exposure pathways.

Conclusion in relation to Condition 8.

This report confirms that no ground contamination, groundwater contamination and/or ground gas were found to be present on the site at any time during construction works / watching brief.



Ground removal to the front elevation to form lightwells.
(Additional photos in Appendix B)

Conclusion in relation to Condition 9.

No Topsoil was imported.

It was agreed during the landscaping contract with the developer that the soil available on site was adequate in quantity and quality to not require any topsoil to be imported. It was concluded by the developer that the existing cultivated/organic soil layer at the site was suitable for use at surface in the proposed landscaped areas.

The project development construction and landscape work are now almost complete. The finishing and snagging work is now underway. It is estimated that all work will be completed before the middle of July 2025.

Site work conclusion.

This report confirms that no ground contamination, groundwater contamination and/or ground gas were found to be present on the site at any time during construction works / watching brief.

Appendix A:
 398 Wilbraham Road, Chorlton.
 Detailed description of the Site

Present

The site is located in a residential area off Barlow Moor Road, Chorlton. The site forms a roughly rectangular shape. The site is bound to the east by Ellesmere Road, a residential property forms the site boundary to the west and north and Wilbraham Road forms the southern boundary.

Prior to the start of the work on site the following was noted – existing large semi-detached building consisting of small veterinary clinic and gym to the ground floor, music studio to the basement and apartments above. The building footprint covered the centre of the site, with a small number of parking spaces to the rear and side and soft landscaping to the front.

There was no evidence of spillage or leakage noted on the ground and no other visual or olfactory observations of contaminants were noted.

Proposed

The proposed development incorporates:

The conversion of the existing building into 8 self-contained apartments.

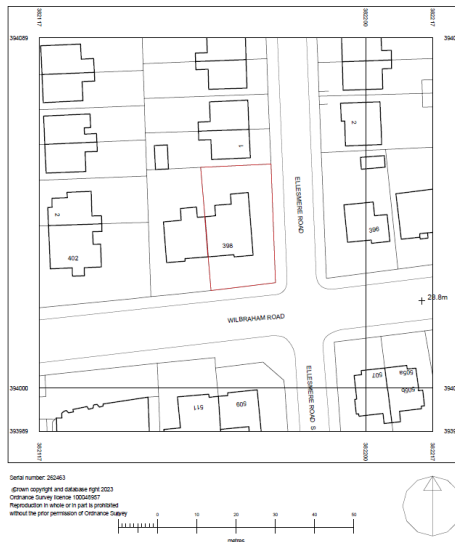
Historical Mapping & Photographs

Examination of the historical maps of the area confirms that prior to the current building on site the land was agricultural.





Ordnance Survey
Ukmapcentre.com



Previous on-site Intrusive Investigation

The searches undertaken as part of this report did not indicate that any previous ground investigations have been undertaken on the site. We have been able to check information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological system.

Environmental Data Search

Historical Land uses

The Environmental data search found that past and present uses of the site are unlikely to lead to significant ground contamination. Historical plans indicate that it is highly unlikely that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

Statutory Authorisations, Incidents and Registers

The Environmental data search report confirms that within 250m of the site boundary there are:

- No Active Discharge Consents
- No Active Integrated Pollution Prevention and Controls.
- No Authorised Local Authority Pollution Prevention & Controls.
- No Active water abstraction licence within 250m.
- No Recorded pollution incidents to controlled waters

Given the distance of greater than 250m it is considered unlikely that the site and any proposed development will have been or will be significantly impacted by any statutory authorisations, incidents and registers.

Landfill & Other Waste Sites

Given the distance between the site and any recorded landfill source, the potential for ground gas generation from the registered landfill sources and subsequent ingress into the proposed development is classified as low.

In- Filled Land

Data from the County Series Surveys and the Ordnance Survey plans and the environmental data search indicates that there may be an area of historically infilled land and made ground located 340m southwest of the site boundary and shown on the 1848 historical plan. The small size of the feature and the distance from the site boundary indicate that the potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low given the age and distance of the potential infilled land.

Geology & Hydrogeology

Site Geology. The relevant 1:10,000 geological map of the area published 1956 shows the superficial drift deposits to be Fluvial-glacial Gravel of the Pleistocene era. Areas around the site shown as drift deposits to consisting of Sand to 4.2m depth underlain by Clay to 8.2m depth.

The solid geology is shown as being Upper Mottled Sandstone – Sandstone, of the Triassic Epoch. No faults are shown as passing directly beneath the site.

Radon Affected Area

The Environmental data indicates that the site is in a low probability radon area (less than 1% of homes are estimated to be at or above the action level. No radon protective measures are necessary in the construction of new dwellings or extensions.

Hydrogeology and Groundwater Vulnerability

Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifers.

The Superficial Aquifer Designation Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Surface Water

The Environmental data search indicates that there are no surface water features within 250m of the site. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

Water Abstractions

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

Flood Risk

EA flood data map does not locate the site within a Flood Zone. The BGS Groundwater Flood Data indicates the site is situated within a zone with limited potential for groundwater flooding to occur.

Mineworkings & Mineral Sites

Information provided by the Coal Authority indicates that the property is in an area that might not be affected by coal mining. The site is not located within a Coal Authority High Risk Area. Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings is classified as low.

Designated Environmentally Sensitive Sites

The site is not situated within, or within 250m of an environmentally sensitive site. It is considered unlikely that any proposed redevelopment of the site would adversely impact nearby designated environmentally sensitive sites.

Contemporary Directory Trade Entries

There are several active trade directory entries within 250m of the site boundary. The likelihood that the proposed development will have been significantly impacted by surrounding contemporary industrial land uses is low given the distance and nature of the listed activities.

Conclusions

From the sources of information examined it was established that there was a Low potential for contaminated materials to be present on site and a Low potential for the presence of ground gas. There is a Low Risk of the likelihood of hazards from past coal workings.

The evidence presented indicates that the site is unlikely to have been impacted by contamination from previous on site and adjacent land uses and assessment of the data available has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances and as a consequence, no new contaminant pathways will be established by the development and no further action is required. The risk to any future development from potential ground gas ingress is classified as low based on the available data and no measures will need to be adopted.

Recommendations

Although no measures were required with respect to land contamination, it was still recommended to the developer that the following precautions should be taken at the appropriate stages during the development process:

1. A discovery strategy was adopted during the redevelopment should unexpected impacted made ground deposits and/or natural soils and/or waste deposits be encountered. The strategy should include a protocol for characterising and dealing with any encountered contamination, including liaison with the MCC. No unexpected soils were discovered.
2. If unexpected ground contamination were identified during ground preparation, then works implemented under the Discovery Strategy should be documented in a verification report that would be submitted to MCC for approval.
3. Topsoil imports. Suppliers should provide a Topsoil Analysis Report and Declaration of Compliance, including details about the source, sampling, and analytical test results.
4. New site services were laid in clean service corridors.
5. Below ground water supply services complied with industry best practice for site development and the requirements of the water utility company.

Appendix B.
398 Wilbraham Road, Chorlton.
Groundworks - June 2024 to June 2025

Site groundwork progress photographs.



Internal dig to prepare for new slab.
Existing clean sand base.



Front elevation digs to prepare for new lightwells to the principal elevation.
Existing clean sand base.



Side elevation: Very little groundworks and ground movement was required to the side elevation.
Existing use was mainly for car parking area and proposed use is mainly for car parking area.



Rear elevation: Very little groundworks and ground movement was required to the rear elevation.
Existing use was of car parking area and rear access retained.

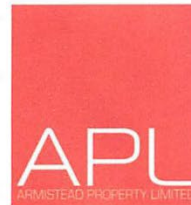
Appendix C.

398 Wilbraham road, Chorlton.

Observation/watching brief confirmation letters from Contractors and the Developer.

Armistead Property
1 Crossland Road
Chorlton-cum-Hardy
Manchester M21 9GU

t 0161 850 5588 m 07540 382530
e info@armisteadproperty.co.uk



Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

20/06/25

Re: 398 Wilbraham road, Chorlton.

Planning Application number: 138619/FO/2023

To Whom It May Concern,

I am writing to confirm that no ground contamination, groundwater contamination and/or ground gas were found to be present on the site at any time during construction works / watching brief.

All operatives employed by AJC and MS Mcr were asked to be vigilant when carrying out any form of Ground works. Care was taken to make visual checks for any unusual discolouration or textures or presence of debris/fill. Operatives were also asked to carry out olfactory checks of the soil in areas where ground works were being carried out.

Existing ground was observed to be an undisturbed topsoil/loam layer down to -600mm and then from -800mm, clean undisturbed sand. Ongoing sampling of soils showed no signs of contamination from visual or olfactory checks.

Regards,

A handwritten signature in blue ink, appearing to read 'P. Armistead', is written over a faint, larger version of the same signature.

Peter Armistead
Director of Armistead Property Ltd.



BUILDERS LIMITED

13 Highfield Road, Bramhall, Stockport, SK7 3BE.
Telephone: 0161 440 8698

Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

09/06/25

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Soil was observed to be typical in makeup quickly changing to sand at 600mm deep then continuing down to approximately 2200mm at the deepest depth of excavation on site. No ongoing sampling of soils showed any signs of contamination from visual or olfactory checks.

Regards,

Anthony Ginty
Director
AJC Builders Ltd.
07961-185225

MS Construction

MS MCR Ltd
27 Old Gloucester Street,
London,
United Kingdom,
WC1N 3AX

Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

09/06/25

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Soil was observed to be typical in makeup with cultivated/organic topsoil from natural ground level down to between -600mm and -900mm. Below the cultivated soil layer there was a minimum of 1200mm of clean sand which was to the level of the deepest excavation.

No Topsoil was imported.

It was agreed during the landscaping contract with the developer that the soil available on site was adequate in quantity and quality to not require any top soil to be imported.

Regards,



Marcin Sadzik
Director of MS MCR
MS MCR Ltd.

MS MCR Limited

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