ZIG ZAG
ENVIRONMENTAL

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Our Ref: ML/ZZ25055/250416-mcc

16 April 2025

FAO Katie Raw, Planning Officer (katie.raw@manchester.gov.uk)

Manchester City Council
Planning Building Control & Licensing – Growth & Development Directorate
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Dear Katie

Land Between 24 & 26 Sedgley Road, Crumpsall, Manchester (Planning Ref 136012/FO/2023)

We write in relation to condition no 7(b) of the above planning permission.

Background

The site occupies approximately 0.02 Ha to the north of Sedgley Rd. in a predominantly residential area southwest of Crumpsall Park. The site location plan (Spence & Oldham Architects Drawing No 0054-02 (02)001 is presented at Annex 3.

Planning permission was granted for the '*erection of 1 x two storey detached dwellinghouse (Class C3) with associated landscaping and boundary treatment*' in September 2023. The approved development is illustrated on Spence & Oldham Architects Drawing No 0054-02 (02)004 Proposed Landscaping & Boundary Treatment Plan, presented at Annex 3.

The permission contains a typical contaminated land condition (No 7) requiring a Preliminary Risk Assessment, investigation and RemStrat, prior to commencement (Condition 7(a)) and a Completion /Verification Report on completion of the development (Condition 7(b)).

Adeptus Environmental produced 2 reports for the site, as follows:

(i) Phase 1 Desk Study (Report No A231105-R01A), November 2023

(ii) Land Contamination Phase 2 Investigation (Report No A231105-R02), March 2024

ZZE is advised that the Adeptus reports satisfied Condition 7(a) of the permission.

Draft for Review

Summary of Adeptus Investigations

In the PRA Adeptus reported that:

- *The application site remained undeveloped until construction of 24 Sedgley Road at some time between 1909 and 1922. A small outbuilding was present adjacent to the dwelling from 1951, and the current garage first appeared on the 2003 OS map.*

- *Use as a domestic parking garage is considered unlikely to have given rise to significant contamination affecting the site. However, demolition of the former outbuildings is likely to have resulted in Made ground underlying parts of the site and is a common source of contaminants including asbestos and PAHs.*

Adeptus concluded that 'the risk assessment identified a number of potentially significant pollutant linkages and a moderate risk, suggesting that further assessment should be undertaken'.

Adeptus subsequently carried out a Phase II investigation comprising 4 No hand dug pits, soil sampling & laboratory testing. The investigation proved the ground conditions to comprise concrete hardstanding (in places), reworked glacial clay containing minor quantities of brick, stone and ash overlying glacial sand. No groundwater was encountered.

Six soil samples were analysed for a range of potential contaminants and the results were assessed against human health assessment criteria for residential land use with homegrown produce. Adeptus reported that:

- *'none of the determinands approached or exceeded the respective screening value'*

- *'no asbestos was detected'*

On the basis of the investigation and risk assessment findings, Adeptus recommended that '*no further action is required*'. As a result, there was no need for Adeptus to produce a RemStrat.

Completion /Verification Reporting

During the construction works the developer maintained a watching brief in case any previously unidentified ground contamination was encountered. This was particularly important during the earthworks phase when the ground was excavated for foundations and services.

The developer has confirmed that the ground conditions encountered were entirely as anticipated based on the Adeptus investigation and '*no ground contamination, groundwater contamination and/or ground gas, not previously identified*' was encountered during the redevelopment of the site.

Had this have been the case the developer would have ceased works and consulted Adeptus.

Draft for Review

Conclusion

The development has been carried out in accordance with the previously approved RemStrat, in so far as no remediation or mitigation measures were required to address ground contamination and/or ground gas issues at the site.

Furthermore, no previously unidentified contamination was encountered at any stage of the development.

We trust that this is to your satisfaction and will allow the City Council to discharge Condition 7(b) of the planning permission. Should you require any further information please do not hesitate to contact us.

Yours sincerely

MARTIN LOVELOCK
Technical Director

Enc

cc Reece Jones, GR Jones Ltd
Grant Jones, GR Jones Ltd
Gregory Oldham, Spence & Oldham Architects

Annex 1 - Planning Condition
Annex 2 - Photographs
Annex 3 - Drawings

Draft for Review

Annex 1
Planning Condition

Draft for Review

7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase 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 in each phase 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.

Annex 2
Photographs

Draft for Review

Annex 3
Drawings

Draft for Review

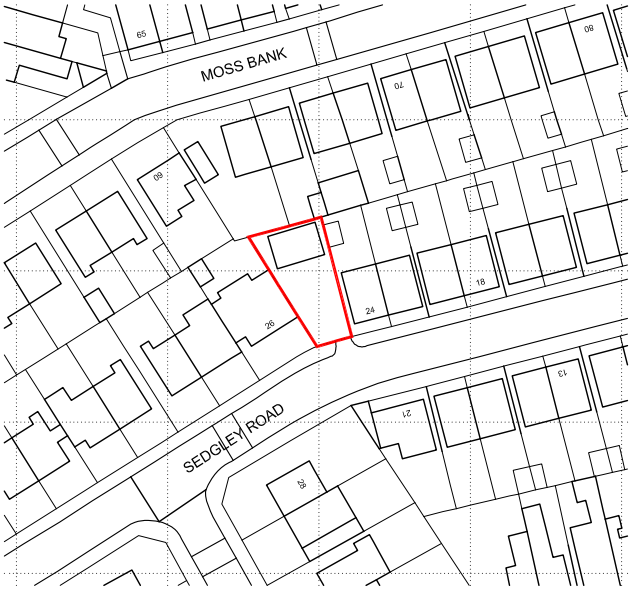
NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to Spence & Oldham Architects Ltd before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from Spence & Oldham Architects Ltd.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Spence & Oldham Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

NORTH

0 10m 20m 50m

Scale 1:1250 @ A4



drawing stage Planning

drawing status Approval

client
Private

project
Land to Sedgley Road
M8 5AG

title
Location Plan

date 11/01/23 drawn GO

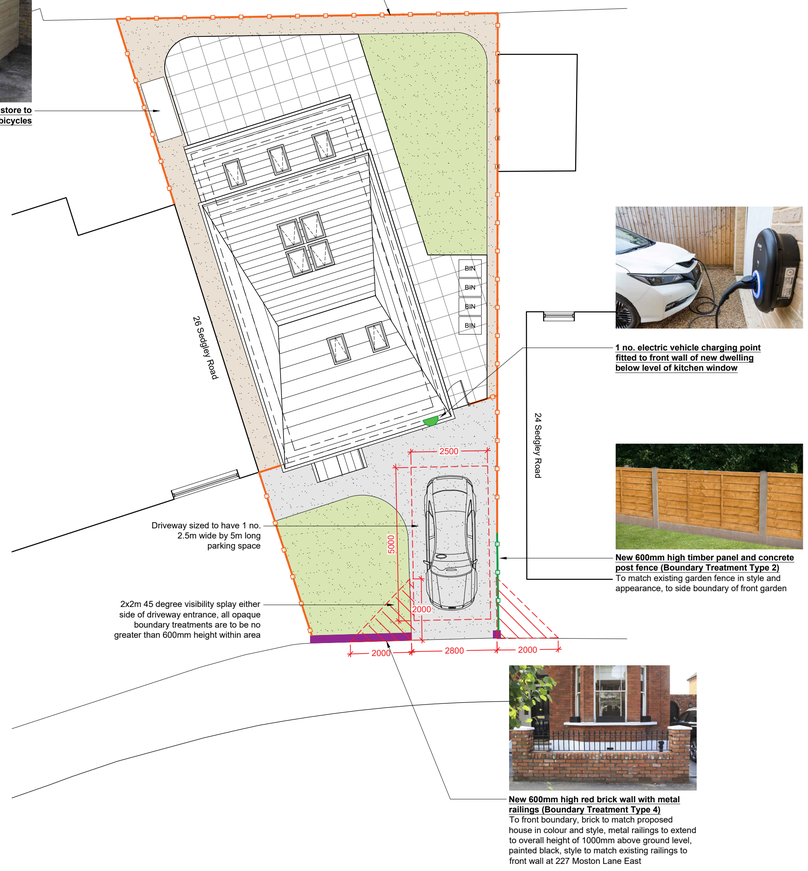
scale 1:1250 @ A4 checked JS

Spence & Oldham Architects
25 Cosgrove Crescent Manchester M35 0JX
info@SOarchitects.co.uk

Job No 0054-02 DWG No (02)001 Rev /

New 1800mm high timber panel and concrete post fence (Boundary Treatment Type 1)
To match existing garden fence in style and appearance, to side boundary, rear boundary and boundary with existing dwelling at 227 Moston Lane East, to have 300mm high timber trellis fixed to top to make overall height 2100mm

New external lockable timber bicycle store to be provided to store 2 no. bicycles



1 no. electric vehicle charging point fitted to front wall of new dwelling below level of kitchen window

New 600mm high timber panel and concrete post fence (Boundary Treatment Type 2)
To match existing garden fence in style and appearance, to side boundary of front garden

New 600mm high red brick wall with metal railings (Boundary Treatment Type 4)
To front boundary, brick to match proposed house in colour and style, metal railings to extend to overall height of 1000mm above ground level, painted black, style to match existing railings to front wall at 227 Moston Lane East

01 Proposed Landscaping and Boundary Treatments Plan
Scale 1:100 @ A1

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NORTH

0 1m 2m 5m

Scale 1:100 @ A1

Boundary Treatments Key

- Boundary Treatment Type 1
- Boundary Treatment Type 2
- Boundary Treatment Type 3

Vehicle Key

- 2 x 2m visibility splay
- Parking space
- Electric vehicle charging point

Landscaping Key

- Concrete patio slabs
- Turfed lawn
- Tarmac driveway
- Pea gravel with perimeter planting

stage	Planning
status	Approval
client	Private
project	Land to Sedgley Road M8 5AG
title	Proposed Landscaping and Boundary Treatments Plan
date	04/01/24
drawn	GO / JS
scale	1:100 @ A1
checked	GO / JS

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info@SOarchitects.co.uk

Job No	DWG No	Rev
0054-02	(02)004	/