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The Brightwise Group
39 Broughton Street
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Monday 8th September 2025

FAO: Mr Zayn Saleemi

Re: Reports Prepared for Land adjacent to 67 Cheetham Hill Rd, Manchester, M4 4ES

Further to the email of the 1st September 2025 which included comments from the local authority we have looked at the comments and have issued a revised Phase I Report (attached) and the changes are summarised below:

Summary of Works: A Phase I Desk Study Report was prepared in March/April 2023, the report identified a number of potential sources of contamination, all of which were discounted (Table 12 in the Phase I Report), given that the proposed development entailed commercial on the ground floor and no garden/landscaped areas would be present it was concluded that the only credible pollution linkages were associated with building fabric (See Table 13 of the Phase I Report), the proposals for the further works were given in Table 14 of the Phase I Report.

Given the Phase II Report was limited to pH and water soluble sulphate analysis, a letter report was issued.

The comments in the memo are discussed below:

A very brief memo has been submitted to confirm that the developer has instructed Demeter to undertake a Phase II Ground investigation but the full report has not been submitted which EH will require for review

As stated above, the only proposed works was to assess the risk to concrete, a letter report was issued.

Also, before this is undertaken, EH will need the Phase 1 desk top study revising to address our previous comments which I have repeated below.

We have not been provided with the comments previously.

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I have reviewed the Demeter Phase I PRA dated April 2023 reference 23-03-14 and it is not clear what is being proposed for further investigation. Is a site investigation proposed and what does the investigation entail?

The proposals for the Phase II works is given in Table 14 of the desk study report;

23-03-14 – April 2023

Table 14: Proposed Aims and Scope of Further Works

PPL ID	AIM(S) / OBJECTIVES(S)	Proposed Further Investigation
N/A	Enabling works	Prior to any intrusive investigation the following will need to be undertaken in order to access the site; 2. Approval from the local authority on the scope of the proposed works;
N/A	Sequence of works	The works in sequence is given below.
6	To determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination:	On completion of the site clearance samples of the soils that will be in direct contact with concrete will be taken and subject to pH and water soluble sulphate analysis (nr 4)

Given we had stated the report was to be approved we accepted instruction to undertake the works as confirmation the proposals had been accepted.

What about ground gas monitoring and assessment as this has been assessed as being moderate to low so monitoring and assessment will be required.

Table 12 (assessment of potential sources of contamination) discounted the brick field as a credible source of ground gases and the brick field should not have been included in the preliminarily conceptual model (Table 13),

Also the report states that the made ground is assumed to be under 1metre in depth. How has this assumption been determined

We have expanded on this statement, as there is no evidence of excavations on the site we have concluded made ground on site is unlikely to be sufficiently thick to be a credible source of ground gases.

The Phase I report has been updated in line with the discussion above.

If you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

[redacted]

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management) MInstP