

RE: 10584 Levenshulme High School Planning response



Joe Hall <Joe.Hall@hblassociates.co.uk>

To Alex Rice; Ryan Jones

Cc Jake Ashcroft

Reply

Reply All

Forward

Mon 10/03/2025 17:05

Start your reply all with:

Thank you!

Great, thanks for the update.

Great, thank you so much!

Feedback

Hi Alex,

All monitoring has been completed and summarised in Section 9. If you refer them to this section that should satisfy their requirements noting that we are using Remediation Option 1.

9.2 Contaminated Land

The risks are summarised below:

- Therefore, no specific remedial measures are required due to the long-term risk to human health. However, the groundworks contractor should ensure that the generation of dust is minimised during their works.
- No remediation measures are required due to the risk to controlled waters or due to the phytotoxic risk.
- The presence of the hydrocarbons exceeds the limits for the use of PE so either copper pipe or suitably protected plastic pipes should be used. It is not likely that United Utilities will need to be contacted for the water supply changes within the site. If they are contacted, they would require a formal Water Supply Pipe Material Assessment to be carried out on their own proforma and submitted with the application for any new connection.
- All below ground concrete should be designed to meet the requirements of DS-1 ACEC Class AC-1.
- No remediation measures are required due to radon.

However, mitigation measures are required due to ground gas risk as set out in Section 6.7.

9.3 Remediation

Remediation is only required at this site due to ground gas with elevated hydrocarbons and methane being present. There are two alternative methods of mitigating this risk set out in Section 7.2:

- Option 1: Instal suitable ground gas protection measures, usually a ventilated sub-floor void with ground gas membrane.
- Option 2: Removal of the ground gas source, ie removal of the Made Ground from below the building and the hard standing immediately around the building.

Any further queries please get in touch.