
Comments CDN/25/0727, 134953/FO/2022, 68-70 Oldham Road C4a con land, C5 CMP

From Sue Jones <sue.jones@manchester.gov.uk>

Date Tue 16/09/2025 16:26

To Angela Leckie <angela.leckie@manchester.gov.uk>

Hi Angela,

Condition 4a con land

I have reviewed the following documents:

- Geotechnical Ground Investigation, GeoAssist Limited, March 2025, 63-65 Spear Street
- Phase II Contaminated Land Risk Assessment, GeoAssist Limited, March 2025, 63-65 Spear Street

And comment as follows:

SI

3 exploratory holes, (WS1, TP1, TP2).

4 soil samples tested against commercial end use.

No exceedances, in contaminant level compared to end use criteria.

Ground Gas, low risk and so not required.

RS

No remediation is required at the site.

Therefore the 1st part of this condition can be discharged.

A watching brief should be maintained during the earth works for any unexpected contamination and the results of this forwarded on completion for part b of the condition.

Condition 5 CMP

Have reviewed the CMP by Cumming, September 2022, Section 8 working hours does not comply with the condition as they propose to work from 8am weekdays and Saturdays and not 8:30am. The rest of the conditions relating EP are acceptable.

Kind regards

Sue

Sue Jones
Environmental Protection
Environmental Health
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We are now on X (formerly Twitter), for latest news and updates follow us [@EnvHealthMcr](#)

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 16 September 2025 08:28
To: Sue Jones <sue.jones@manchester.gov.uk>
Subject: Overdue Comments CDN/25/0727 from 27/08

Hi Sue

Another one from 27/08 - again a response asap please

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 5th -16th Sept

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