

From: [Barry Dingley](#)
To: [Bryan Woodcock](#); ["James Mashiter"](#); [Mark Trayhorn](#); [Anthony Heale](#); [Andrew Hall](#)
Cc: [James Reeveley](#); [Matt Vizard](#); [Stephen Morgan](#)
Subject: FW: CDN/25/0322 and CDN/25/0394 Land Bounded By Parkhill Avenue, Cleveland Road And Delaunays Road Manchester M8 4QZ
Date: 26 August 2025 10:32:47
Attachments: [image127765.png](#)
[image451452.png](#)
[image321196.png](#)
[image209031.png](#)
[image424411.png](#)

All

Please note the email below from Manchester City Council regarding the need for gas precaution measures on our Parkhill Ave development which states :

“ I have taken advice from another colleague who agrees with your conclusion that the site would **fall into the CS1 classification**. No additional monitoring or remediation will be needed, but a watching brief should be maintained on the site throughout the duration of the development.”

Following this updated information from M.C.C could you please discontinue any design, planning or installation works in relation to the use of CS2 measures on this development.

Thanks

Barry



Barry Dingley
Contracts Manager



Chat with me on Teams



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From: Catherine Baranek < >

Sent: 22 August 2025 17:05

To: Barry Dingley <[REDACTED]>

Cc: Matt Vizard <[REDACTED]>

Subject: FW: CDN/25/0322 and CDN/25/0394 Land Bounded By Parkhill Avenue, Cleveland Road And Delaunays Road Manchester M8 4QZ

Hi Barry

See below response from Manchester CC. They have agreed to CS1 and no further monitoring or remediation required.

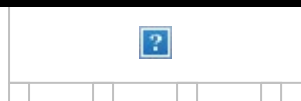
They have recommended a watching brief during groundworks so take plenty of photos and maybe allow for a couple of visits by LKC to inspect the ground so we can produce a final site completion statement (saying no evidence of contamination was identified during the groundworks and the site is suitable for its proposed end use).

Kind Regards

Catherine Baranek

Associate Director

[REDACTED]
www.thelkgroup.com
[REDACTED]



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From: Sharon McAndrew <[REDACTED]>

Sent: 22 August 2025 15:36

To: Catherine Baranek <[REDACTED]>

Cc: Karen Williamson <[REDACTED]t [REDACTED]>

Subject: FW: CDN/25/0322 and CDN/25/0394 Land Bounded By Parkhill Avenue, Cleveland Road And Delaunays Road Manchester M8 4QZ

Hi Catherine

Karen is on leave at present, so is unable to process your enquiry.

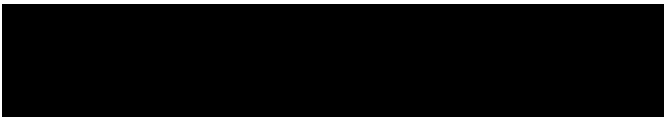
I have taken advice from another colleague who agrees with your conclusion that the site would fall into the CS1 classification. No additional monitoring or remediation will be needed, but a watching brief should be maintained on the site throughout the duration of the development.

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.

Kind regards

Sharon McAndrew
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External Tel: (Contact Centre) 0161 234 5004



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From: Catherine Baranek <[REDACTED]>
Sent: Tuesday, August 19, 2025 14:10
To: Karen Williamson <[REDACTED]>
Cc: Barry Dingley <[REDACTED]>
Subject: FW: CDN/25/0322 and CDN/25/0394 Land Bounded By Parkhill Avenue, Cleveland Road And Delaunays Road Manchester M8 4QZ

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Hi Karen

I understand that you have been dealing with the above site.
We received the following response back following a review of our report LKC 23 1405-B1-GI-Parkhill Avenue, Crumpsall-R3 April 2025.

14a – EH agree WB for soil contaminates but not sufficient for the elevated gas and therefore suggest that they remove the organic material or to further monitoring after enabling works.

Please find our response below:

The source of the elevated gas is assumed to be the superficial strata itself – we discuss in our report (LKC 23 1405-B1-GI-Parkhill Avenue, Crumpsall-R3 April 2025) that that this is due to microbial respiration, and carbon dioxide in natural soils such as glacial deposits can often be recorded up to 15% without posing a risk to development.

Significant organic strata were not identified so we cannot target organic material for removal during groundworks. However, the cut and fill plan attached does show a significant depth of material will be removed below the buildings which will reduce the source.

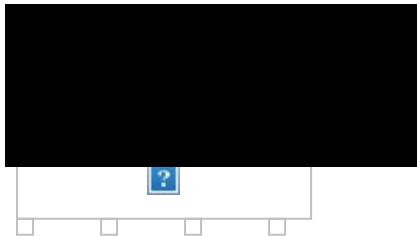
We consider that given the assessment included in the report (summarised above) and taking into account the reduction in levels below the proposed buildings that no further monitoring or remediation should be required.

Could you confirm if this is acceptable? I'm happy to discuss further, my contact

number is below.

Kind Regards

Catherine Baranek
Associate Director



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