



To	Head of Planning	FAO: Jennifer Atkinson
From	Strategic Lead Compliance & Enforcement	
Date	29 April 2025	
Telephone	0161 234 1742	

Consultation on Planning Application

Application No: 142453/FO/2025
Location: Land At The West Side Of The Junction Of Grey Mare Lane And Ashton New Road Manchester
Proposal: Erection of a six storey building to form 82 residential dwellings (Use Class C3a) with associated landscaping, car parking and boundary treatment

My officer, Laura Miller, writes in response to your memo of 7 April 2025 regarding the above planning application. The Contaminated Land Section has received a copy of the following reports:

- Phase I Geoenvironmental Site Assessment, Grey Mare Lane Site 1, Manchester, E3P, Reference: 16-908-R1, Dated: June 2023.
- Phase II Geoenvironmental Site Assessment, Grey Mare Lane Site 1, Manchester, E3P, Reference: 16-908-R2-1, Dated: June 2024.
- Phase II Interpretative Ground Assessment, Grey Mare Lane, Manchester, Sutcliffe, Reference: 34338-SUT-ZZ-00-RP-G-7201, Dated: January 2025.

The Contaminated Land Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

The site is located at NGR E386954, N398294 and is 0.47ha in area. The site is a former public house (demolished) and is partly used as a residents car park. Adjacent land use includes housing, a public house, a chip shop and the Etihad Stadium. Previous land uses on and adjacent to the site have included residential, a club, a public house, a picture

house, a nurses home, warehouses, a scrap metal yard, a works and the Bradford Colliery. The site does not lie within 250 metres of any known landfill sites or in close proximity to any surface water courses, and it lies above the Pennine Upper Coal Measures Formation Secondary A aquifer. A mine shaft is located 25m NE of the site and it has been assessed to have moderate risks from mine gas.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

2. The adequacy of the site investigation

A review of site investigation and risk assessments carried out at the site can be summarised as follows:

E3P

- Three trial pits (maximum depth of 2.00m bgl), six window sample boreholes (maximum depth of 3.45m bgl) and three rotary boreholes (maximum depth of 30m bgl)
- Noted that WS105, WS106 and RB103 are now outside of the site boundary
- Three window sample holes installs with monitoring wells, response zones between 0.5 and 3.00m bgl). Return visits for ground gas and ground water level monitoring)
- Soil samples tested for a broad range of contaminants including metals, pH, sulphide, cyanide, total and speciated PAH, speciated and banded TPH, TOC and asbestos (identification and quantification).
- Made ground was encountered in all exploratory holes to a proven depth of 1.30m bgl, in general it was less than 0.80m bgl.
- Made ground contained gravel of brick, concrete, timber, plastic, slag and clinker.
- Concrete was encountered in RB101 and RB102 in the eastern sector of the site
- Clay was encountered below the made ground and solid geology between 15.10m and 16.10m bgl to the termination depth of 30.00m bgl.
- One groundwater strike in WS102 at 0.06m bgl (perched water)
- Visual contamination in the form of clinker and slag.
- No obstructions were encountered.

Sutcliffe

- Three cable percussion boreholes (maximum depth of 21.0m bgl) with associated soil sampling (made ground for waste classification purposes).
- UU testing suite not included for potable water pipes (further testing may be necessary).
- Made ground found to 2m bgl, with gravel of mix lithologies including brick.
- Evidence of contamination in the form of ashy soil.
- No groundwater was encountered
- WAC analysis material is inert
- No further comments regarding ground gas

The site investigation and risk assessment are considered appropriate for the site and appear consistent with recognised guidance and best practice.

3. The adequacy of the final risk assessment

E3P

Ground Assessment: The soil chemical results have been compared to S4ULs for a Residential with plant uptake with 1% SOM. The following contaminants have been found to be elevated; arsenic, lead, mercury, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and dibenzo(a,h)anthracene.

Clean cover recommended for landscaping and no areas in the development for growing vegetables.

Mercury in one isolated area and determined to be a localised hot spot. Cut/fill enabling works will include hotspot removal with validation of the removal.

Barrier pipes will likely be required.

Controlled Waters Assessment: The groundwater sample results have been compared to UK Drinking Water Regulations/Environmental Quality Standards and no elevated contaminants have been found. The site has been classified as Low risk. Remediation is not required.

Ground Gas Assessment: Gas monitoring has been undertaken on 5 no. occasions over 3 months (one round outstanding), which is in accordance with CIRIA 665 for a site with a Low gas generation potential and a High development sensitivity. This is deemed consistent with recommended guidance and is deemed appropriate for a site of this nature. Monitoring has also been undertaken during low and falling atmospheric pressure.

A gas screening value (GSV) of 0.0053l/hr has been derived using the maximum gas concentration for carbon dioxide (5.30%v/v) and the maximum flow rate (0.1l/hr). This is deemed consistent with recommended guidance and is deemed appropriate for a site of this nature.

On this basis the report recommends the incorporation of gas protection measures to comply with Characterisation Situation 1 (CS1) and gas protection measures for new buildings and/or confined spaces consistent with that classification are not required. But the monitoring is still ongoing.

Basic radon protection measures are required based on the revised radon maps.

The use of BS8485 is not appropriate for mine gas risk assessment and a further assessment is required using the CL:AIRE Mine Gas guidance (October 2021)

Sutcliffe

No updates to the risk assessment.

The final risk assessment provided for this development is **inadequate**. In addition to the information provided, the following issue requires further clarification:

- The ground gas monitoring provided to date is incomplete as monitoring by E3P was still ongoing.
- Need to provide the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.
- The risk assessment to date is not acceptable from a mine gas perspective as BS8485 is not suitable for this and they need to use alternative guidance such as that by CL:AIRE

4. The acceptability of the proposed remediation strategy

Not submitted to date

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval:

- (i) The ground gas monitoring provided to date is incomplete as monitoring by E3P was still ongoing.
- (ii) Need to provide the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period.
- (iii) The risk assessment to date is not acceptable from a mine gas perspective as BS8485 is not suitable for this and they need to use alternative guidance such as that by CL:AIRE
- (iv) Submission of a Remediation Strategy
- (v) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Please do not hesitate to contact **Laura Miller** if you require any clarification of the above.

Samantha Stabler
Head of Compliance, Enforcement and Community Safety