

Liam Eves
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LK Reference: LKR101016_P2_CR

RE: CDN/24/1046 ERECTION OF NEW EDUCATIONAL FACILITY - CONDITION 7

Liam

This letter has been prepared in response to Condition 7 of planning application CDN/24/1046. It is understood that the specific planning application and condition relates to the 'Phase 2' development.

As referenced within the planning condition, the completion report from the Phase 1 development has been submitted under the pertinent application. The remaining 'build Phase' remediation works required for the Phase 2 development pertained to installation of clean cover soils within any areas of soft landscaping.

Since the 2022 completion report and subsequent letter reports, the Phase 2 development does not include areas of 'soft landscaping'. The only area which does not include hard standing are raise planters with concrete bases. Soils within the raise planters will be provided as part of the general landscaping and are outside the verification requirements of clean cover soils. With this in mind, the proposed Phase 2 development does not represent a human health risk via direct contact exposure pathway and therefore no further remediation is required in this regard.

Based on the above information LKR considers the development at Manchester College Campus, Great Ducie Street, Manchester is 'suitable for use' and no further remediation or verification is required to allow discharge of the outstanding Condition 7.

Peter Dunn
Principal Geo-environmental Consultant

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