



Client:

Cringle Rd Developments Ltd
7 Leegate Close
Heaton Moor
Stockport
SK4 3NN

Consultant/Engineer:

Verification Report Plots 19 to 22

Residential Development at Land off Cringle Road, Levenshulme, Manchester,

April 2025

Site Ref: 6048/VCR V1.00 PVR4

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Verification Report Plots 19 to 22

1. Introduction

This report has been produced in order to provide information to verify that the remedial measures as detailed within the following reports have been applied as specified. All of which have been submitted in consideration of condition 8 Ground Conditions of the planning consent and discharged as acceptable by the relevant department of the LPA:

Author	Date	Ref	Title / description
GeoAssist Ltd	Oct 2020	6048/VCR-RSDP v1.01	Remediation Strategy and Deployment Plan
GeoAssist Ltd	March 2021	6048/VCR-GRA v1.00	Gas Risk Assessment
GeoAssist Ltd	Oct 2022	6048/VCR-GRAU V2.00	Gas Risk Assessment Update
GeoAssist Ltd	May 2023	Technical Note 090523 Gas Risk	Explanatory note and justification based on LPA queries

The approximate grid reference for the centre of the site is 388410, 393160 and the total area of the site is approximately 16,700 1.6ha. The total site area of the site is outlined with a red line on the site plan in Appendix A1. The blue line represents the plots which are covered by this verification report ie Plots 19 to 22.

Previous verification reports cover all other plots on this site that were subject to the requirements for remediation or gas membranes the LPA had no objection to the phased discharge of condition 8b on the basis of the information submitted.

Author	Date	Ref	Title / description
GeoAssist Ltd	Oct 2023	6048/VCR- PVR v1.00	Verification Report Plots 1 to 8 and 46 to 50 Information submitted in support of a phased discharge of condition 8b
GeoAssist Ltd	Apr 2024	6048/VCR- PVR2 v1.00	Verification Report Plots 9 to 14 and 51 to 54 Information submitted in support of a phased discharge of condition 8b
GeoAssist Ltd	October 2024	6048/VCR- PVR3 v1.00	Verification Report Plots 15 to 18, 23 to 25 and 55 Information submitted in support of a phased discharge of condition 8b

Table 2 Phased verification reports previously submitted to the LPA in support of planning conditions

2. Scope of Works

GeoAssist have been engaged to specifically look at providing the evidence required by the LPA to demonstrate that development has been carried out in accordance with the recommendations of the above reports and technical notes.

3. Description of the Site

3.1 Previous

The site is located on Land off Cringle Road, Levenshulme, Manchester. Access is off Cringle Road. The site forms an irregular shape, the topography of which is generally flat and level with the surrounding area. The land has previously been used as stables and associated pasture.

The site boundary is formed by Highfield Country Park to the north and west, Cringle Road forms part of the site boundary to the south, followed by residential property. Nelstrop Road North borders the east of the site, over which lies grazed paddocks.

3.2 Present

The development in process incorporates 57 residential dwelling units with vehicular access from Cringle Road and carparking with ancillary green space, landscaping and other works.

4. Remediation

4.1 Methodology

In summary the Approved Remediation Strategy and deployment plan recommended the following remediation treatments were implemented in limited areas of the site as depicted in the plan which forms appendix A1 to this report:

- Removal of Made Ground in affected areas to such depths that a minimum thickness of 600mm clean capping layer can be implemented in private residential garden soft landscaped areas of the site.
- The Installation of a clean cover system to be a minimum of 600mm in thickness in some residential gardens.
- Testing of the cover system at a rate of 1 sample per 50m³ for Topsoil. And 1 sample per 50m³ for subsoil.
- Segregation of contaminated soils in accessible areas at the location of WS5 (restricted by the presence of proposed dwelling houses) by means of excavating and installation of a marker membrane where appropriate.
- The incorporation of a Ground Gas membrane into the foundations of plots 8 to 25 inclusive.
- The incorporation of a standard/proprietary damp proof membrane into the foundations of plots 1 to 7 and 26 to 57 inclusive.

The remediation methodology pursued on this site follows a relatively simple engineered capping approach involving the removal, treatment and replacement of a quantity of subsoils in order to form capping where necessary.

5. Verification

5.1 Verification of Installed Gas Measures

The contractor has provided invoice evidence for the purchase of a significant quantity of the Visqueen membrane as specified in the updated gas risk assessment report. These items were safely dry stored in a lockup container awaiting use on other plots as development progressed. Ancillary items such as Visqueen double sided tape and Visqueen foil tape in addition to preformed internal corners and top hats for service entry locations as well as Visqueen ZEDX for joining the membrane across the cavity wall were also purchased as part of the gas protection system. The purchase invoice information provided by the client for the installed membrane system was provided in GeoAssist report 6048 verification and validation PVR dated October 2023.

The Installation of gas resistant membranes at this site have been undertaken by a specialist subcontractor and have been independently certified and guaranteed by Octopus Building Services. The installation and Guarantee certificates for plots 19 to 22 and by address are provided in appendix B1.

6. Final Site Conditions

Evidence provided herein demonstrates that the remediation measures required have been correctly applied to Plots 19 to 22 and is covered by third party installation and guarantees with certification as provided. The site has been developed in accordance with the planning requirements for contaminated land.

The developer and all contractors employed by the developer were required to monitor for, and report any, evidence of contamination found during construction. None was encountered or reported.

The evidence presented herein demonstrates that all reasonably practicable steps as set out in the Remediation Plan have been taken to ensure the site is fit for residential purposes and the risk to the occupiers from ground contamination is low in all reasonably foreseeable circumstances.

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Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



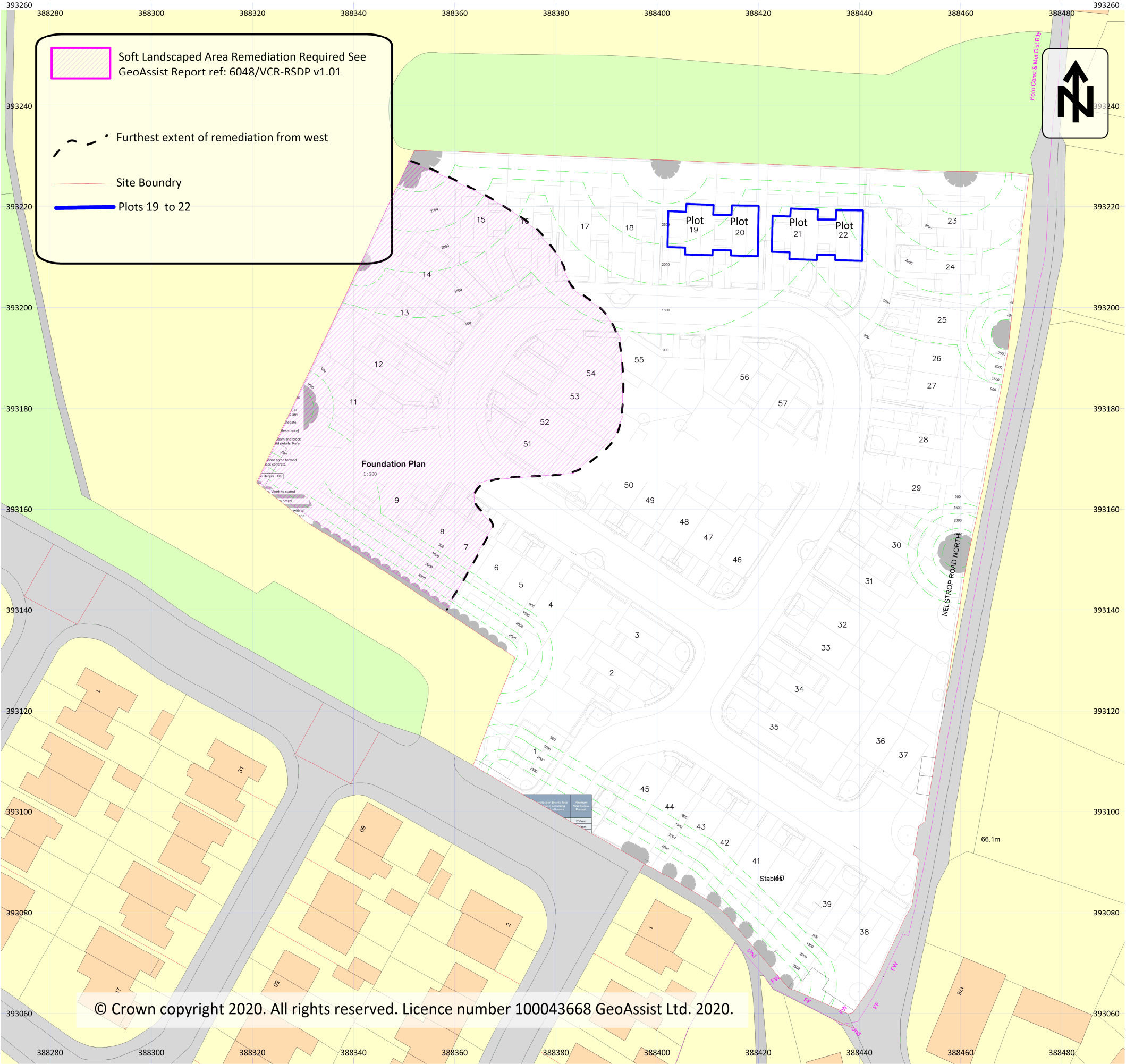
Mark Richardson MSc CEng MICE
Technical Director

GeoAssist are not liable for any errors, omissions or facts contained within data provided by third parties.

Field investigations have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions are, and can be, variable and have only been tested at isolated locations across the site. Therefore, the potential exists for ground conditions to be encountered which are different to those considered in this report. Chemical analysis was conducted for a number of parameters based on an expert understanding of the historical and operational data available at the time and it should not be inferred or otherwise, that other chemical species are not present.

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Cringle Rd Developments Ltd. The report is confidential to Cringle Rd Developments Ltd, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Cringle Rd Developments Ltd may use the report for their/her/his own purposes.

A1 Site Plan Appendix A



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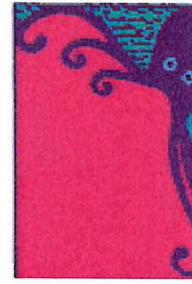
A1. Site Plan

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	
Client	Cringle Rd Developments Ltd
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



Appendix B

B1 Thirdy Party Membrane Installation Certs



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural waterproofing works carried out:

at:

(Plot 19) 35 Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

17th April 2025

To:

16th April 2035

The guarantee covers the owner of the property against any ingress of water or damp on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen gasproofing membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any water/gas ingress as a result of action by a third party breaching any element of the structural waterproofing.**
- 2. Gas ingress as a result of structural defects in the building.**
- 3. Water/gas ingress as a result of third party pipework blockages or flooding.**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

Signed:

Phill Knowles: Director (CSSW)

Octopus Building Services Ltd. 227 Chapeltown Road, Leeds, LS7 3DX

Tel: 0113 2109 486 Fax 0113 2109 734

Mob: 07867 505658

email: phill@dothebasement.co.uk. Limited Company Reg No: 6584919



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural waterproofing works carried out:

at:

(Plot 20) 37 Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

17th April 2025

To:

16th April 2035

The guarantee covers the owner of the property against any ingress of water or damp on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen gasproofing membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any water/gas ingress as a result of action by a third party breaching any element of the structural waterproofing.**
- 2. Gas ingress as a result of structural defects in the building.**
- 3. Water/gas ingress as a result of third party pipework blockages or flooding.**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

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**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural waterproofing works carried out:

at:

(Plot 21) 39 Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

17th April 2025

To:

16th April 2035

The guarantee covers the owner of the property against any ingress of water or damp on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen gasproofing membrane and related products.

Specific exclusions: relevant to this project:

1. Any water/gas ingress as a result of action by a third party breaching any element of the structural waterproofing.
2. Gas ingress as a result of structural defects in the building.
3. Water/gas ingress as a result of third party pipework blockages or flooding.

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email: phill@dothebasement.co.uk. Limited Company Reg No: 6584919



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural waterproofing works carried out:

at:

(Plot 22) 41 Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

17th April 2025

To:

16th April 2035

The guarantee covers the owner of the property against any ingress of water or damp on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen gasproofing membrane and related products.

Specific exclusions: relevant to this project:

1. Any water/gas ingress as a result of action by a third party breaching any element of the structural waterproofing.
2. Gas ingress as a result of structural defects in the building.
3. Water/gas ingress as a result of third party pipework blockages or flooding.

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

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