

Ref: 11-813-L5-1
Date: 14th November 2024

Jennifer Connor
Principal Planning Officer
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2L

BY Email

Dear Jennifer,

RESPONSE TO COMMENTS BOWES STREET, MANCHESTER

We have provided a response to the further information requested.

HAPPI Block

How much topsoil was imported and the source (greenfield/brownfield)?

Topsoil was imported from Freeland Horticulture Ltd, sourced from Astley, Greater Manchester.

A total of 117.4 m³ of topsoil was required to complete the landscaped areas.

Confirmation the sampling undertaken was within MCC's guidelines and as outlined in the remediation strategy?

The nature of the source has not been confirmed, therefore the brownfield testing frequency has been assumed. Three samples were tested in December 2022 to meet the 1 per 50 m³ sampling frequency, therefore this complies with the MCC guidance and the remediation strategy.

Amount of subsoil imported and was the sampling undertaken within MCC's guidelines and as outlined in the remediation strategy?

Topsoil was used as subsoil, therefore no further material was imported. The cover system validation letter has been updated to confirm the installation of 300 mm topsoil in landscaped areas.

Provide a map showing where the validation photos were taken from (topsoil & subsoil).

The cover system validation locations for the HAPPI block are shown on Drawing 11-813-031 (attached to the validation letter).

I trust the information provided in this letter report is satisfactory however if there is anything further please do not hesitate to contact me.





Yours sincerely,
For and on behalf of E3P Ltd

Written By
Nicola Sellars
Senior Geoenvironmental Consultant

Approved By
Rob Horseman
Divisional Director