

MH/DOC/VQ/4b-3
19th July 2024
Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester. M60 2LA

Submitted electronically.

Dear Rob,

**Discharge of condition 4b of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD
Plots 6-9, 104-110, 143-145, 146-152, 167-169, 173-176 and 212-222.**

Following refusal of our previously submitted discharge of condition applications; CDN/23/0815 and CDN/24/0071 relating to planning condition 4b. We are now in a position to respond to comments made in your letter dated 11th January 2024 and subsequent email dated 1st March 2024.

Section 5.1 of the Smith Grant report recommends that 'once the substation is removed, inspection of the ground is undertaken by an independent consultant to confirm the ground conditions and absence of contamination.'

Following demolition our consultant Betts Geo investigated the ground conditions and took a series of samples from across Phase 2. Based on the results of the analysis which are included in our submission. The attached 'Cover System Letter' and 'Clean Cover system drawing' provides recommendations for phase 2. All samples were taken at 0.2m below ground level, this level is deemed appropriate as the gardens have currently been left 0.6m below ground level following the demolition. Betts have recommended the cover systems for phase 2 in accordance with section 5.2 of the Smith Grant report with plots 1-6 requiring 600mm of clean validated soil over geotextile, the remainder of the plots have been recommended to be 300mm clean validated soil.

Limited volume of topsoil was recovered from phase 2 as noted in section 5.3 of the Smith Grant Report, however, we have recovered enough topsoil from the strip on phase 1 to satisfy the requirements of the whole site. This material has been validated previously by E3P, who are completing the validation reports, and stockpiled appropriately on site. If any further import is required, the soils will be tested at the required frequencies.

Validations are currently ongoing on a plot-by-plot basis. We would like to therefore, like to submit for approval our discharge of condition for 4b relating to soil validations that have been completed for plots 6-9, 104-110, 143-145, 146-152, 167-169, 173-176 and 212-222 only at this stage and attached are copies of all these for your approval. The remaining plots will be submitted through a separate discharge of planning condition application.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,
For and on behalf of Miller Homes Limited (NW)
Johnathon Lowe
Design Manager