

Our Ref: B078847-CUR-00-XX-T-00002-P01

29/07/2024

Jordan Hedgeland
Bowmer & Kirkland
North West Regional Office
1st Floor, Altitude,
Atlas Business Park
Manchester
M22 5PR

Dear Jordan,

RE: Remediation Verification, St Michaels, Manchester,

Introduction & Background

This letter confirms the remediation verification requirements at the development site known as St Michael's, Bootle Street, Manchester, Planning permission no. 131612/JO/2021 as amended by 133317/NMC/2022.

Curtins produced the following geo-environmental reports for the site in support of discharge of planning condition 5a (ground conditions).

- Phase 2 Ground Investigation Report, St Michael's, Report Ref. 078847-CUR-00-XX-RP-GE-001-P02 dated 03 October 2022.

The Phase 2 report concluded 'Low' risk for all potential contaminant linkages assessed. On this basis no ground remediation was considered necessary and a Remediation Strategy report was not produced for the site.

Unexpected Contamination

With reference to the email dated 25/07/2024 enclosed, B&K, the Principal contractor for the development, have confirmed that no unexpected contamination was encountered during ground works.

Conclusions

Remediation was not considered necessary for the site based on Curtins site assessments. B&K have confirmed that no unexpected contamination was encountered during construction works.

It is recommended that this letter is submitted to planning in support of discharge of planning condition 5B.

Yours faithfully,



Niall Farnworth
Principal Geo-Environmental Engineer

For and on behalf of
Curtins Consulting Ltd

Enclosed – B&K Statement Unexpected Contamination Dated 24 July 2024

Niall Farnworth

From: Jordan Hedgeland <J.Hedgeland@bandk.co.uk>
Sent: 24 July 2024 12:28
To: Niall Farnworth
Cc: Nikki Sills; Carl Ward; Luke Bishop; StMichaels@4projectsmail.com; Paul Sykes; David Sandbrook
Subject: STM - Planning Condition 5b /41

Hi Nial,

I can confirm that no contamination was found at St Michaels, Phase 1+2 and as such no remedial measures were needed to comply with the precursory Remedial Statement previously submitted and approved under Condition 5a.

Can you please provide a factual cover letter referencing this information, so that B+K can discharge our obligations relevant to Condition 5b, stating the above, to justify the absence of a verification report (which I add, is also applicable to Condition 41, as below?).

No occupation of each part of the permitted development (as defined by condition 51) shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation for that part shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved

Regards

Jordan

Jordan Hedgeland
Senior Design Manager

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