

Condition 7

Ground Remediation

tp bennett

Application Number: 135383/JO/2022 (subsequently amended by 137765/NMC/2023)

Proposal: Variation of planning condition 2, 10 and 11 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.

Location: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester

Date of application: 3 November 2022

Condition: 7 – Ground Remediation

Document No. T81300T0030P1

Condition 7:

“7) (a) The ground conditions at the development shall be carried out in accordance with Phase 1 Preliminary Risk Assessment - Oldham Road, Newton Heath, Manchester. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-001. Revision V01. Date: 15th November 2019. (Submitted as part of evidence base for 125990/FO/2020)

- Ground Investigation - Oldham Road, Newton Heath. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-002. Revision: V03. Date: 16th March 2021.

- Remediation Strategy - Oldham Road, Newton Heath. Prepared by Curtins on the behalf of One Manchester. Report Ref: 074031-CUR-00-XX-RP-GE-003. Revision: P01. Date: 12th November 2021

The above documents were approved as part of CDN/21/0901.

(b) When each phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy for that phase and a Completion/Verification Report for that phase shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the relevant phase of development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before any phase of the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy for that phase, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy for that phase. 135383/JO/2022 Page 6 of 18

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).”

Description of Evidence

Please refer to the attached documents titled ‘BEK - Remediation Validation Report - Oldham Road Newton Heath - Ref BEK-22007-2 - April 2024Part-1 and Part-2’ which have been prepared for the discharge of Condition 7 and demonstrates that “the specific remediation measures recommended in the BEK Remediation Method Statement (RMS) have been implemented”, as required by part (b) of Condition 7.

T81300T0030P1 Newton Heath: Land Off Oldham Road (A62), Holyoak Street and Droylsden Road, Manchester

Revision	Date	Initials	Details	Checked / date
P1	18/04/24	JTU	Issued for Discharge of Condition 7	ADV / 18/04/24