

Proposal: Erection of two temporary teaching and school accommodation buildings (Use Class F1) for a period of 3 years

Location: Newall Green High School, Greenbrow Road, Manchester, M23 2SX

Date of application: 23 December 2022

Application number: 135845/FO/2022

Condition:

7) The following details, where applicable, shall be submitted to and agreed in writing by the City Council as local planning authority:

a) Prior to the installation of any below ground service pipes that are to serve the hereby approved buildings, details of the piping and sealing of these to prevent any pathway for ground gas to enter into the buildings. The approved details shall be installed as part of the development.

b) If any soils for landscaped areas are to be imported or reused on the site, details and confirmation of the suitability of the soils for their intended use shall be demonstrated prior to them being used as part of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

Response:

a) We confirm from site investigations undertaken (please refer to the attached P4436.4.1 Phase II Geoenvironmental Site Investigation Report) that ground gas monitoring results and subsequent classification indicate CIRIA 665 Characteristic Situation CS-1 is appropriate for the site based on monitoring undertaken.

The buildings are temporary accommodation that are not in connection with the ground (mounted above ground). In addition, currently services are proposed to run above ground. Therefore, the pathway for ground gas to enter the buildings does not exist.

b) There are no imported or reused soils as part of this phase of works. Imported stone (MOT Type 1) will be used to replace the topsoil to existing planter areas to enable the temporary above ground foundations to be cast.