

Subject: RE: 804 Oldham Road Newton Heath
Date: Thursday, 7 July 2022 at 09:14:08 British Summer Time
From: Martin Lovelock
To: Jason Dugdale
CC: GARY ARMSTRONG, sitec-rfs, Mark Hobson
Attachments: image004.png, image005.png, image006.png

Morning Jason

I'm not really sure what you are after.

The PRA was reviewed and updated in June 2021 (Report No 20931/1A) and the conclusions are as follows:

TACCL has assessed the degree of risk posed by the site surrounding land and conclude that the potential risks are Very Low as long as precautionary gas mitigation measures are built into the foundations of the building.

Precautionary gas mitigation measures should meet CIRIA Characteristic Situation 3.

TACCL therefore considers that no additional Phase 2 ground investigation is required.

However, the developer should inspect any excavations for foundation and services to confirm that the anticipated conditions exist, ie rubble filled cellars overlying glacial Boulder Clay.

In the event that potentially contaminated made ground, other than that expected from cellars backfilled with demolition rubble and as encountered in the MSS boreholes, is identified during construction works the developer should take further specialist advice which may include soil sampling, analysis and review of results against appropriate assessment criteria.

The local authority should be notified if significant contamination is identified.

Bob always tells his clients to include gas measures as a precaution so this was an assumption in the report/assessment

So, in my view, there is no requirement for anything further at this stage.

I hope this helps

Regards

Martin Lovelock
Technical Director

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From: Jason Dugdale <jd@wiplow.co.uk>

Sent: 05 July 2022 19:10

To: Martin Lovelock <mlovelock@taccl.co.uk>

Cc: GARY ARMSTRONG <garykayadonia@hotmail.com>; sitec-rfs <sitec-rfs@btconnect.com>; Mark Hobson <mh@wiplow.co.uk>

Subject: 804 Oldham Road Newton Heath

Hi Martin

You recently provided a report for Gary Armstrong at 804 Oldham Road Newton Heath.

Could you provide Gary with a quotation to update the reports to meet the following conditions:

Condition 13

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Condition 14

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority. 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 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, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Thanks

Jason

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