

Manchester City Council
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Date 21 April 2022
Your reference N/A
Our reference **1002-W-WCZ-LET-MCC-0001**
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MEADOWSIDE PLOT 2 & 3 GROUND REMEDIATION VERIFICATION STATEMENT

Dear Jennifer Atkinson

As per the requirements within the Planning Condition decision notice 1083485 of Application No CDN/18/0848 to discharge Condition 13 (Formerly Condition 8) of Meadowside, we are required to submit a Ground Remediation Verification Report.

The Ground Investigation Report (GIR) produced by WSP with reference 70020194_20170418_ANGEL MEADOW PLOTS 2 & 3 GIR(2) was submitted originally to discharge Condition 13. Within the report it states that there is a single exceedance of Beryllium and Asbestos in the shallow made ground and therefore requires a further ground remediation strategy and follow up Verification Plan after the implementation. This statement we believe has resulted in the requirement for a Ground Remediation Verification Report from Manchester Council to fully discharge the Planning Condition.

On page 23 of the GIR it states that the quantity of Beryllium is only marginally above the Generic Assessment Criteria (GAC) and would not be sufficient to exceed the requirements of Public Open Space Residential Land use. This metal can therefore be excluded from requiring any further remediation.

Prior to any works commencing on the project, we conducted some additional Waste Acceptance Criteria (WAC) testing with a focus of around Borehole BH204 where the asbestos fibres were found. From these tests no asbestos was found in the soil samples taken.

We also appointed Environmental Management Solutions to produce an asbestos management plan for the project. Their conclusion after reviewing the GIR and WAC tests produced were that the amount of asbestos is Trace and therefore the Control of Asbestos Regulation 2012 (CAR2012) do not apply and the soils should be considered as not containing asbestos.

From the assessments conducted and specialist consultants consulted above Westfields CZ confirm that the ground around Meadowside Plot 2 & 3 is not contaminated, doesn't require remediation and therefore doesn't require a Ground Remediation Verification Report.

We trust that the information provided is now sufficient to discharge Planning Condition 13.

Yours faithfully
CZ Westfields Joint Venture



Martin Coulthurst
Project Manager

Enclosures:

Document Number	Description
70020194_20170418_ANGEL MEADOW PLOTS 2 & 3 GIR(2)	Ground Investigation Report
18/08966 – Final Analytical Test Report	Waste Acceptance Criteria Test Report
1002-E-1	Angel Meadows Asbestos Management Plan
CDN_18_0848-Decision Notice - 1083485	Partial Approval of Details Reserved by Condition