

Mark Trayhorn

From: Catherine Baranek <[REDACTED]>
Sent: 19 December 2025 11:34
To: [REDACTED]
Cc: Mark Trayhorn; Barry Dingley [REDACTED]
Subject: CDN/25/0932 Discharge of condition14a (contaminated land) Parkhill Avenue

Hi Karen

Further to previous correspondence, I understand you require some further clarification on the soil risk assessment and recommendations for the above site.

A Phase 2 investigation and Remediation Strategy has been undertaken (LKC 23 1405-B1-GI-Parkhill Avenue, Crumpsall-R3 dated 3rd April 2025) and following this, Japanese Knotweed remediation has been undertaken which has removed a significant quantity of the made ground (IPM211083 R1 17/06/25). The risk of soil contamination posing a risk to site users is considered to be low. Access to the proposed gardens was limited at the time of the investigation; however, the ground conditions were considered to be representative of the site conditions.

As no remediation was recommended, a specific cover depth of topsoil was not required (just sufficient for a growing medium).

Following a review by Manchester City Council, it was recommended that further sampling coverage was undertaken as the sampling was mainly below buildings. LKC agreed to this approach and recommended that soils in the gardens and soft landscaping areas were testing to ensure they are suitable for use, including existing soils and imported soils. Further details are provided below:

Testing of the soils in the area of gardens and soft landscaping should be carried out once the site has been cleared to allow full access. It may be advisable to undertake the work once earthworks have been completed to ensure that the most appropriate soils are tested. Alternatively, if soils have been stockpiled for re-use on site, the stockpiles can be tested.

Testing of any imported soils should also be undertaken to ensure they are suitable for use.

At least 3no. tests of the existing soils and 3no. tests of imported soils should be tested for contaminants of concern, in line with the remediation strategy produced.

Soils results will be compared to residential assessment criteria.

Confirmation that the soils within the gardens / soft landscaping are suitable for use will be documented in the site completion report.

Please let me know if you require any further clarification. I'm happy to have a call / meeting to discuss this further.

Kind Regards

Catherine Baranek
Associate Director

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