Mark Trayhorn

From: Catherine Baranek <[redacted]>
Sent: 02 February 2026 09:06
To: Barry Dingley
Cc: Mark Trayhorn
Subject: RE: CDN/25/0932 Discharge of condition14a (contaminated land) Parkhill Avenue

Follow Up Flag: Follow up
Flag Status: Completed

Hi Barry
Just to confirm, our methodology has been approved (see email below).
When you come to complete the gardens, we will need to test the soils to confirm that they are suitable for use.

Hi Catherine

The methodology is acceptable, please send any reports to the planner.

Regards

Karen Williamson BSc(Hons), Ph.D
Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Kind Regards

Catherine Baranek
Associate Director

[redacted]

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From: Barry Dingley <[redacted]>
Sent: 19 January 2026 15:53
To: Catherine Baranek <[redacted]>; [redacted]
Cc: [redacted]>
Subject: RE: CDN/25/0932 Discharge of condition14a (contaminated land) Parkhill Avenue

Afternoon Catherine

Did you get a response to this.

Thanks
Barry

Barry Dingley
Contracts Manager
[redacted]
Chat with me on Teams

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From: Catherine Baranek <[redacted]>
Sent: 19 December 2025 11:34
To: [redacted]
Cc: Mark Trayhorn <[redacted]>; 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

[redacted]

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