

MH/CON/VQ/4b

3rd November 2025

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

Approval of details reserved by a condition (discharge) at Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD. Planning approval no. 131147/FO/2021

To clear condition 4b:

Please note conditions below (LQ5 & 6), relating to cover layers, have been cleared on the NHBC portal. Confirming adequate cover to plots 2, 21-26, 167, 168, 173 & 174.

LQ5

Last Updated: 03-Oct-2025

Prevented Warranty / BC finalling

REVISED 17-06-2024: Verification report required for contamination remediation works as per Betts Remediation Strategy for Phase 1 area (20MIL03/RS dated April 2022). The report is to accord with NHBC Standards Chapter 4.1 and is to include verification of the following issues:

- 600mm clean capping with no dig layer (150mm) or geotextile to plots 78-113, 131-132, 167-169, 173-176

- 600mm clean capping required for plots 122-130, 133-152, 212-224

Phase 2 plot proposals as per Betts letter report dated 24-April 2024

- plots 6-13 require 600mm clean capping with geotextile/hard to dig layer

- plots 133-138 require 600mm clean capping only

- plots 1-5&14-130 will be adopting 300mm growing medium

Creation Date: 16-Mar-2022

NHBC Contact: Mr Mark Davies

Job Ref: 223078

Cleared plot no(s):

1-224

LQ6

Last Updated: 03-Oct-2025

Prevented Warranty / BC finalling

Certification of capping materials is required. Please provide chemical analysis, test results and/or supplier certification for any materials used for capping /cover systems (sub soil and/or topsoil) used in the contamination remediation works implemented on site. This is required to confirm that the material is suitable for its intended use/location on the site and does not contain contaminants that may pose a hazard.

Creation Date: 16-Mar-2022

NHBC Contact: Mr Mark Davies

Job Ref: 223078

Cleared plot no(s):

1-224

I've attached the Garden Validations by E3p.

Please note the following comments from Ep3 (Roy Walker – Associate Director):

Green – Planning comments

Blue – Reasoning for submitted information.

Phase 1:

Plots 167, 168, 173 and 174 - have 600mm cover but no Geotextile Membrane, which they should have. - See attached - essentially at the time of validation we were aware of the requirement - the validation attached states that whilst we haven't proven the no dig layer as such, we have gone as far as possible to prove the base of the soils cannot be dug further and terminates on a granular material - the on-site part of this validation document confirms there is a no dig layer there, granted the images are as clear as possible but don't, without doubt, show this as it couldn't be full uncovered.

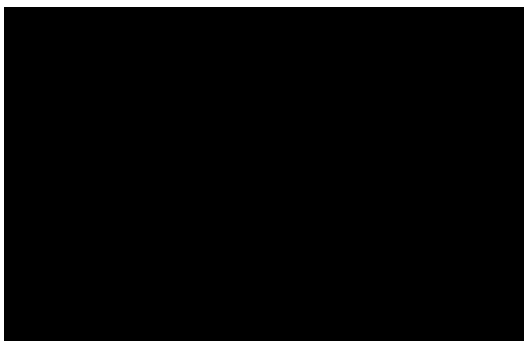
Phase 2:

Plot 2 has 500mm clean cover and a geotextile membrane. However, the clean cover should be 600mm - according to the cover system requirements plan plot 2 only required a 300mm cover system - 500mm and a no dig layer on this plot is over spec. Plots 21-26, the submitted validation report indicates that these plots should have a 300mm cover and do not need a GTM / No dig layer. This reduced cover system does not appear as a recommendation in the approved remediation strategy. - we have worked off the garden requirements drawing attached - the rem strat notes for the phase 1 area section 5.2 - where no significant made ground or contamination was encountered over the remainder (of the phase one area) a 300mm growing medium is proposed within garden areas. The Betts report suggests the phase 2 area is to be confirmed at a later date. E3P has presumed the drawing attached was an agreed document and with the rem strat suggesting 300mm would be suitable for some parts of the site plots 21-26 are validated to a 300mm cover system specification.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

For and on behalf of Miller Homes Limited (NW)



direct dial. 07709 513855
email. Andrew.milnes@miller.co.uk