Date: 12th May 2026
Reference: 17-246-L4-R1

FORMER RIVERPARK TRADING ESTATE, MANCHESTER
CONDITION 9A – COVERING NOTE

1. BACKGROUND

Kellen Homes has secured full planning permission, subject to conditions, for the redevelopment of the former Riverpark Trading Estate into a residential scheme comprising 498 dwellings (Use Class C3a), together with associated landscaping, sustainable drainage infrastructure, pedestrian footways, vehicular access and highway improvements, parking provision, and ancillary works, under Manchester City Council Planning Application Reference: 142464/FO/2025.

This letter is intended to clarify the requirements relating to Condition 9a of application 142464/FO/2025.

Condition 9a states:

Notwithstanding the Phase I Geoenvironmental Site Assessment by E3P (Reference: 17-246-R1-5 Date: March 25), Phase II Geoenvironmental Site Assessment by E3P (Reference: 17-246-R2-5 Date: March 25), Remediation and Enabling Works Strategy by E3P (Reference: 17-246-R3-6 Date: March 25) received by the City Council, as Local Planning Authority on the April 4 2025 and July 10 2025, the development shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of an updated Remediation Strategy following demolition; and
- A vapour risk assessment

The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

Previous remedial proposals submitted before July 1 2025, included the placement of volatile-impacted soils beneath areas designated as public open space. However, following discussions during an online meeting held on June 22 2025, between the Environmental Health Officer at Manchester City Council, E3P, and Kellen Homes, the remedial approach for vapour risks associated with volatile hydrocarbon contamination was reviewed and subsequently revised.

The updated methodology, incorporated within the Remediation and Enabling Works Strategy prepared by E3P from July 1 2025 onwards as RE9 within Section 5.1.9 (Reference: 17-246-R3-7 dated July 2025, including subsequent revisions up to and including Reference: 17-246-R3-8 dated March 2026), comprises the following measures:

- Delineation, excavation and removal of all volatile-impacted soils from the Site.

- Chemical validation testing of the sides and base of the resultant excavation void(s) where impacted material has been identified, to confirm that no significant contamination remains in situ.
- Photoionization detector (PID) monitoring of soils during turnover of the Made Ground.
- Any material identified as impacted through visual or olfactory evidence, or through elevated PID readings (>50 ppm), will be excavated and stockpiled on an impermeable membrane positioned within a clay-bunded containment area and covered to minimise the potential for leachate generation and the dispersal of odours and/or vapours. The stockpiled material will subsequently be subjected to detailed laboratory testing to facilitate appropriate off-site disposal.

As all volatile-impacted soils will now be removed from the Site, thereby eliminating the identified vapour source, a vapour risk assessment is no longer considered necessary.

A validation record and summary of the remedial works undertaken to address the volatile contamination will be included within the site-wide validation report issued upon completion of the remedial works outlined above.

Prepared by

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