Katie Raw

From: [redacted]
Sent: 27 May 2026 12:31
To: Katie Raw
Subject: Re: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Follow Up Flag: Follow up
Flag Status: Completed

Hi Katie,

We have considered the AJP Phase II Site Appraisal, Ref. M225-362 ERL-AJP-XX-XX-RP-G-0002 Rev 01, Dated: 23.04.26, and can confirm that the revised report addresses most of our previous comments regarding imported soils sampling etc, however we have the following comments regarding the ground gas monitoring and risk assessment:

1. The Phase I and II reports identify an infilled historical pond in the southern part of the site and this is stated to be a potential source of ground gas. The Phase II report Conceptual Model identifies on-site sources of ground gas as "Made Ground, demolished buildings and infilled Pond". The submitted Phase II report exploratory location plans, and Phase I report historical mapping, indicate that the monitoring locations do not specifically target the footprint or immediate vicinity of the infilled pond, or the Made Ground. The gas monitoring response zones are stated to be targeted within natural ground. The rationale for the selection of gas monitoring locations and response zones should be clearly set out with cross-reference to the Phase I Site Appraisal.

2. The Phase II report conceptual model omits the potential for gas migration and accumulation within confined spaces (e.g. beneath buildings or within service entries), including associated acute risks such as explosion. Clarification should be provided as to how these risks have been considered and, where appropriate, screened out.

3. Gas monitoring equipment calibration certification should be provided to confirm that monitoring data are reliable and compliant with current guidance.

We also reiterate our previous point that, following approval of the Phase II investigation and assessment, a standalone Remediation Strategy will be required for clear use by contractors, rather than remedial proposals being contained within an interpretive report.

Due to the above outstanding matters we advise that no part of the recommended condition has yet been satisfied.

Regards,

[redacted]

[redacted]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

Tel: [redacted]
Internal: [redacted]
Email: [redacted]
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From: Katie Raw [redacted]
Sent: 21 May 2026 14:27
To: [redacted] EnvH Licensing

[redacted]
Subject: RE: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Dear EnvH,

Please see additional information job.

Dear [redacted]

Following our discussions below, please see attached document provided by the developer. Please may you review.

Thanks,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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Email: [redacted]
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From: Katie Raw
Sent: 11 May 2026 16:58
To: [redacted]
Subject: RE: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Sorry about this [redacted] I will go back and check with the agent.

Best wishes,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: [redacted]
Sent: 05 May 2026 12:31
To: Katie Raw [redacted]
Subject: Re: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Hi Katie,

This seems to be the same report as submitted previously: Ref. M225-362 ERL-AJP-XX-XX-RP-G-0002 Rev 00, Dated: 22.12.25. Thanks if you can check.

Regards,

[redacted]

[redacted]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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Internal: [redacted]
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From: Katie Raw [redacted]
Sent: 24 April 2026 14:13
To: [redacted] EnvH Licensing [redacted]
Subject: RE: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Dear EnvH,

Please see additional information job.

Dear [redacted]

Following on from your comments, please see attached Phase II site appraisal , that has been updated following the completion of the ground gas monitoring programme and shows the proposed sampling in accordance with MCC's recommended sampling frequency.

Please may you review?

Thank you,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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Email: [redacted]
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From: Katie Raw
Sent: 16 April 2026 11:12
To: [redacted]
Subject: RE: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Hi [redacted]

Thank you for your comments- these will be taken to the developer.

Best wishes,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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Email: [redacted]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [redacted]
Sent: 08 April 2026 15:37
To: Katie Raw [redacted]
Subject: Re: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Hi Katie,

We have considered the AJP Phase II Site Appraisal, Ref. M225-362 ERL-AJP-XX-XX-RP-G-0002 dated December 2025, and can provide the following comments:

1. The report is acceptable only as an initial intrusive investigation as it states that an addendum gas risk assessment will be undertaken to confirm initial recommendations following the completion of the ground gas monitoring programme (1 out of a proposed 6 monitoring visits have been completed). We will be happy to review the addendum GGRA in due course.
2. As per the recommended condition, a Remediation Strategy will be required following completion of the above ground gas monitoring programme. For details of required contents of an RS, the applicant/their consultants should refer to Contaminated Land Guidance | Manchester City Council, however we provide the following additional comments regarding the Phase II report's remedial proposals:
    1. The proposed sampling frequency of 1 per 100m³ for Brownfield Source imported material is not in accordance with MCC's recommended sampling frequency for private residential gardens (1 per 50m³).
    2. It is noted that the onsite soils are considered unsuitable for reuse within the capping layer. Documentation of the appropriate disposal of this material will be required.
    3. The exclusion of asbestos analysis or screening for imported materials is only acceptable where soils are sourced from demonstrably uncontaminated greenfield locations. This would need to be supported by supplier documentation confirming the virgin nature of the soils, a review of historical land use, and confirmation that the material has not been processed, blended, or derived from made ground. Should any uncertainty arise regarding the provenance or integrity of the source material, asbestos screening must be undertaken prior to import.

We therefore advise that no part of the recommended standard CLAND condition has yet been satisfied.

Regards,

[redacted]

[redacted]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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From: Katie Raw [redacted]
Sent: 31 March 2026 09:21
To: [redacted] EnvH Licensing [redacted]
Subject: RE: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Dear EnvH,

Please see attached additional information job.

Dear [redacted]

In respect to the contaminated land condition, the agent has asked if it's possible to review the Phase II document please. The document is also now available on PA. Sorry this wasn't available for you on PA at the time you had reviewed the application, this is due to an admin error.

I'd be most appreciative if this could be reviewed.

Thank you,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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Email: [redacted]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [redacted]
Sent: 25 February 2026 17:30
To: Katie Raw [redacted]
Subject: 144830/FO/2025 | EAST LEVENSHULME CRICKET CLUB, ELSA ROAD

Hi Katie,

Please find our memo attached for the above application.

Regards,

[redacted]

[redacted]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

Tel: [redacted]
Internal: [redacted]
Email: [redacted]
Website: www.manchester.gov.uk

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