25KMH022/PC/JS/L1

12th May 2026

Chris Leighton
[redacted]

Dear Chris

DISCHARGE OF PLANNING CONDITIONS – CRABTREE LANE, OPENSHAW – DRAFT DECISION NOTICE FOR 142609

1) Introduction

This covering letter report has been produced to aid the discharge of a number of pre commencement planning conditions that have been placed on the site.

For ease, each planning condition has been detailed under a separate heading below.

2) Condition 13

Condition 13 is as follows:

"13. a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be

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carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

A Desk Study and Ground Investigation report has been undertaken for two different areas of the site by both Betts Geo & E3P which evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and details the site investigation work undertaken on the site detailing what measures are required to remediate the land.

The following reports should be referred to for further details. These reports should satisfy Part A of Condition 13.

- Betts Geo Consulting Engineers Desk Study & Ground Investigation Report, Crabtree Lane, Openshaw, dated September 2021, Report No. 21CHE276/DSGI;
- e3P Phase I and II Geoenvironmental Site Assessment, Crabtree Lane, Manchester, dated April 24, Report reference 17-548-R1; and
- Betts Geo Ground Investigation Report for Crabtree Lane, Openshaw, Report ref; 25KMH022/GI, Dated April 2026.

A Remediation Strategy has been undertaken for the site by BSH which outlines what remedial measures are required to remediate the site. This document has been previously agreed with Manchester City Council (Rebecca Twigg-Purcell – Environmental Protection Officer). The following report should be referred to for further details, and this report should satisfy Part B of Condition 13:

- BSH Remediation Strategy & Enabling Works Report, Land off Crabtree Lane, Manchester, BSH Project Reference: BSH2258 Version 1.0 dated 12th November 2025.

A remediation measures verification report has been undertaken for all remedial works that have been undertaken on the site to date by Betts Geo, as well as a validation report for demolition, site preparation and earthworks by BSH. The following reports should be referred to for further details, and these report should satisfy part of Part C of Condition 13:

- Betts Geo Remediation Measures Verification Report, Crabtree Lane, Openshaw dated 12th May 2026, Report ref: 25KMH022/JS/RMV/L1Rev0
- BSH Validation Report for Demolition, Site Preparation and Earthworks, Land off Crabtree Lane, Manchester, BSH Project Reference: BSH2258 Version 1.0 dated 25th March 2026.

It is important to note that construction phase remediation (in the form of ground gas protection measures and clean cover systems) are still to be undertaken, and as such a separate verification report will be submitted detailing the placement of these once complete.

3) <u>Condition 14</u>

Condition 14 is as follows:

"14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. An additional ground investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site

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2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy shall be implemented as approved."

During the pre-construction remedial works, BSH identified a hydrocarbon hotspot/former tank in the north eastern area of site.

This area was excavated down to clean natural soils with arisings retained initially on hard standing for testing. Impacted materials were then placed in a quarantine area stockpiled on a geomembrane prior to being removed off site to an appropriately licensed landfill. A total volume of 40m3 was removed from the area.

Validation samples were taken from the faces and base of the excavation. Elevated results were recorded within the general TPH screening fraction C10 – C25 above residential GACs, however subsequent detailed TPH CWG analysis confirmed all results were below the applicable Generic Assessment Criteria. All risks to future site users are considered to be fully mitigated with the additional protection of a 600mm capping system with no dig layer at base within garden and landscaped areas.

For full details on the remediation of this hotspot please refer to the following BSH & Betts Geo reports:

- Betts Geo Remediation Measures Verification Report, Crabtree Lane, Openshaw dated 12th May 2026, Report ref: 25KMH022/JS/RMV/L1Rev0
- BSH Validation Report for Demolition, Site Preparation and Earthworks, Land off Crabtree Lane, Manchester, BSH Project Reference: BSH2258 Version 1.0 dated 25th March 2026.

4) <u>Condition 16</u>

Condition 16 is as follows:

"Piling methods using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details."

A Piling Risk Assessment has been undertaken by Betts Geo which details the contamination status of the site, and the risks that piling may have on the underlying aquifer. It was deemed in this risk assessment that there was little to no risk of contamination migration into the underlying Secondary B Aquifer as a result of the foundation choice.

Further details can be found in the following report which should satisfy planning condition 16:

- Betts Geo Piling Impact on Groundwater, Crabtree Lane, Openshaw dated 17th March 2026, Report ref: 25KMH022/PRA/JS/L1

5) <u>Summary</u>

We trust that this information is satisfactory, however if you have any queries then please get in touch.

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Yours sincerely

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