25KMH022/JS/RMV/L1Rev0

12th May 2026

FAO Chris Leighton
[redacted])

Dear Chris

Crabtee Lane, Openshaw – Remediation Measures Verification Report

Introduction

Betts Geo were requested by Keepmoat Homes to prepare a remediation measures verification report that detailed all the remedial works that had taken place on site to date. It is important to note that this report only covers preconstruction work – the gas protection measures and garden clean cover systems are still to be installed. This report has been put together to satisfy planning condition (13c and 14) which stated the following:

"13c) 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 carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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.

Site Location

The site is located north of Openshaw, between Openshaw and Clayton. The site has an approximate address of B&S Massey, Crabtree Ln, Manchester, M11 1BR. A proposed site layout can be seen below;



Old Marsh Farm Barns
Welsh Road, Sealand
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Pre Construction Remediation

Remediation measures for the site were recommended within the following report, and this document has been previously agreed with Manchester City Council (Rebecca Twigg-Purcell – Environmental Protection Officer):

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

The proposed remedial measures were as follows:

- Site clearance, strip and removal of all vegetation;
- Asbestos removal & Demolition of above ground former foundry buildings;
- Excavation of hardstanding for crushing to a 6f2 product;
- Any unknown areas of grossly impacted soils are to be excavated for off-site disposal / onsite
- treatment;
- Full depth turnover of made ground and removal of all in-ground obstructions for screening and crushing to provide secondary aggregates for re-use i.e. Working Platforms (pile mats);
- Engineering placement of made ground and natural strata in line with Table 6/2 of the 600 Series Earthworks Specification for Highway Works (SHW) to the proposed end use to the required regrade levels;

No additional visual contamination encountered during the site investigations required physical remediation prior to re-development of the site with the only requirement being provision of a clean capping system to protect future site users.

The remedial works were undertaken between the 13th October 2025 and the w/e 20th March 2026 with Betts Geo supervising the works on a weekly basis. A photographic record of all the demolition, enabling and remedial earthworks was undertaken during the course of the contract. A full set of site photographs is held by BSH Remediation Ltd with weekly supervision photographs held by Betts Geo.

BSH have produced a Validation Report for the site which details the demolition, site preparation and earthworks undertaken at the site to date. This report is as follows:

- 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.

This report should be referred to for full details.

During Construction Remediation (still to be undertaken)

Proposed Garden Clean Cover System

The garden clean cover system to be installed across the site was detailed in the following SI report:

- Betts Geo Ground Investigation Report for Crabtree Lane, Openshaw, Report ref; 25KMH022/GI, Dated April 2026.

This report recommended the following:

Since the issue of the original Betts Geo SI report, BSH have undertaken a Remediation Strategy & Enabling Works Report for the site which stated that the site would undergo a full turnover down to 3m or natural to remove the vast majority of contamination previously encountered.

Following this turnover, it was recommended that a 600mm capping system with basal break layer/no dig membrane was installed within garden and landscaped areas across the site.

Proposed Gas Protection Measures

The gas protection measures to be installed across the site were detailed in the following SI report:

- Betts Geo Ground Investigation Report for Crabtree Lane, Openshaw, Report ref; 25KMH022/GI, Dated April 2026.

This report recommended the following:

Site Area	Site Classification	Recommended Ground Gas Protection Measures
Whole Site	CS2 with Hydrocarbon Resistance	Low-level ground gas protection measures are required, using a membrane and ventilated sub-floor void that creates a permeability contrast to limit the ingress of gas into buildings. Gas protection measures are to be installed as prescribed in BRE 414. Ventilation of the sub-floor void should be designed to provide a minimum of one complete volume change per 24 hours.

It is important to note that the construction phase remediation is still to be undertaken and as such a separate verification report will be submitted detailing the placement of these.

B: REPORTING OF UNEXPECTED CONTAMINATION:

During the full site turnover, 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 BSH report.

C: LONG TERM MONITORING & MAINTENANCE.

Betts Geo are not aware of any long term monitoring or maintenance required on the site.

Conclusions

Betts Geo can confirm that the pre construction remediation validation measures required as per the third party report referenced above have been fulfilled and no further action is required.

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.

We trust that this information is satisfactory, and should you require any further clarification, please do not hesitate to contact us.

Yours sincerely,

J Skues
Senior Geo-Environmental Engineer
BETTS GEO ENVIRONMENTAL