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Contaminated Land Remediation Plan for proposed residential development on Land between St Marks Lane and Robin Hood Street, Cheetham Hill, Manchester, M8 9JG.

Prepared for

Perfect Property 4 U Limited,
451 Cheetham Hill Road
Cheetham Hill
Manchester
M8 9PA.

September 2026

Contents

Introduction 3

The Site: 3

Current Site use: 3

Phase II Conclusions & Recommendations 4

Proposed Remediation 4

Ground gas 5

Verification 7

Figure 1 – Aerial Photograph 8

Figure 2 – Gas Membrane Installation Details 9

Introduction

Martin Environmental Solutions has previously completed a Phase I Desk Study and Phase II Intrusive Investigation on the site known as land between St Marks Lane and Robin Hood Street, Cheetham Manchester M8 9JG.

The phase II report ref 3028-1, identified elevated levels of heavy metals, and Polyaromatic Hydrocarbons on site.

The Site:

Site Address*:* Land between St Marks Lane and Robin Hood Street, Cheetham Manchester M8 9JG.

Grid reference: 383798, 401703

An aerial photograph of the site is included in Figure 1.

Current Site use:

The site currently consists of an open overgrown piece of land situated between Robin Hood Street to the south and St Mark's Lane to the north. To the east the site backs onto a number of commercial units along Cheetham Hill Road. To the west the grounds of a former church, now overgrown.

Phase II Conclusions & Recommendations

Following the phase II investigation elevated levels of cadmium (samples TP1 & TP3) and Lead (TP1, TP 3 & TP4) were identified along with elevated levels of Polyaromatic Hydrocarbons, in two shallow samples (TP3 & 4). These elevated levels could result in a Significant Possibility of Significant Harm to the identified receptors.

As a result, remediation of the site was proposed, to ensure the Source – pathway-receptor pollutant linkage would be broken and the site would be safe for the intend use as residential properties.

Proposed Remediation

As a result of the Phase II intrusive works the following remediation work is recommended to be undertaken in order to break the Source-pathway-receptor pollutant linkage.

A minimum of **600mm clean imported cover system** to be placed over the gardens areas. Typically, 450mm subsoil and 150mm topsoil for landscaping areas. A suitable no dig geotextile barrier should be installed below the 600mm clean imported cover system. 400mm of imported material topped with a suitable hardstanding for the drive and path areas.

Any excavated material shall be promptly removed from site. Should storage of excavated material be required prior to removal then it shall be stored to prevent recontamination of the site. As a minimum this will require the material to be placed on an **impervious surface and kept covered** to prevent rainwater infiltration and wind whipping of the material.

Waste Transfer Notes shall be retained along with **photographic evidence of the excavated material and storage area**.

Suitable **testing of the imported material** shall be carried out to ensure it is contamination free. Sampling frequency will depend on the source of the new material and should following a sampling rate of 1 sample per 100m^3 if the source of green field

and 1 sample per 50m^3 if the source if brownfield. A minimum of three samples should be obtained.

Imported material should be sampled prior to delivery on site and sampling results obtained and retained for verification processes.

It is also recommended that **Barrier pipe work is used for new mains water connections** this and any other services should be laid in clean trenches and backfilled with clean imported stone. Excavated material shall be removed from site to a suitable disposal facility.

Ground gas

No credible sources of ground gas emissions affecting the site have been identified and in line with the CL:AIRE guidance document RB17, a characteristic gas situation CS1 was identified and no gas protection measures were required.

However, the decisions has been made to provide gas protection measures as a precaution.

Foundations to the proposed development will consist of a beam and block floor with a clear void is to be created between the ground and the floor. A Visqueen Low Permeability Gas Membrane will be installed as part of this design.

As CS1 requires no gas protection measures to be taken as CS2 level has been assumed.

Table 2 of BS8485 identifies a CS2 level as having a low hazard potential, while Table 3 identifies the development as a Type A building in private ownership with no building management controls. In turn Table 4 of the standard identifies a minimum gas protection score of 3.5.

Based on the proposed foundation designs for the extension works and Tables 5-7 of the BS8485 the proposed gas protection system will offer a protection score of CS3 – exceeding the required level of protection.

Table	Floor Design	Score
4 – Structural barrier	Beam & Block	0

5 – Ventilation	Clear Void	2.5
6 – Protection element	Gas protection membrane installed to manufacturers specifications, by competent installer	2
Total Score		4.5
CS level		CS3

The proposed gas protection measures when installed in accordance with the manufacturer's instructions by a competent installer will provide enhanced protection to the development.

Ground Gas protection installed instruction details are provided in Figure 2, but the membrane must be installed in accordance to the latest manufacturer's instructions and these must be confirmed prior to the commencement of works. All joints must be sealed with a double sided jointing tape with a minimum of 150mm overlap between membrane sheets, the overlapped piece then taped with gas resistant foil lap tape.

Verification

Once completed a verification report will be required. The verification report should include details of;

- Excavated material and storage there-of prior to disposal
- Waste transfer Notes for excavated material.
- test certification of imported clean cover material.
- confirmation of the depth of cover material across the site, with
- confirmation of the presence of the no dig geotextile barrier below the imported ,material. This is likely to consist of a series of small holes dug across the soft landscaping areas, with photographic evidence of the depth and no-dig barrier.
- details of the use of barrier pipe work for mains water.
- details of any additional signs of contamination found during the construction and the investigation work undertaken or confirmation that no further signs of contamination were identified.

Figure 1 – Aerial Photograph



Figure 2 – Gas Membrane Installation Details

