12.10.2026
Our Ref: 2026.004

George Bissett MRTPI
69 Ashfield Road
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Planning
Growth and Development
Manchester City Council
P O Box 532
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M60 2LA

Dear Steven,

Re: Former Whitehouse Club, Middleton Road, Crumpsall – Approval of Details Reserved by Condition 7 (Ground Conditions) of Planning Consent Ref: PLA-2026-000615

This covering letter has been submitted on behalf of the applicant, Wain Homes (North West) Limited, to support an application to approve updated details reserved by Condition 7 (Ground Conditions) of planning consent ref: PLA-2026-000615.

Planning consent ref: PLA-2026-000615 was granted on 15 September 2026 for the following:

Variation of Conditions 2 (Specified plans), 3 (Phasing plan), 5a (Local labour), 6 (Drainage), 7a (Ground Conditions), 8 (Construction Management Plan), 9 (Materials), 10 (Window Reveals), 11 (Boundary Treatment), 14 (Landscaping) and 17 (Waste) attached to planning permission 131045/FO/2021 which allowed for the erection of a three storey building for 24 apartments (Use Class C3a) together with the erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works. The variation relates to an amendment to the approved layout and house types of the Housing Phase and the discharge of pre-commencement conditions in relation to the Housing Phase.

The requisite planning application fee of £309.00 has been paid online via the Planning Portal under reference PP-15290688.

The application is supported by the following reports, prepared by Groundtech Consulting:

- Geo-Environmental Appraisal (July 2026), reference GRO-26222-6701; and
- Remedial Specification (September 2026), reference GRO-26222-6803.

Condition 7 states:

a) The development hereby approved shall only be implemented in accordance with the details contained within the following, as agreed as part of condition discharge application referenced CDN/24/0175.

-Landscaping Validation Report produced by LK Consult (March 2024) received by the City Council as Local Planning Authority on 25 March 2024;

-Visqueen Gas Barrier received by the City Council as Local Planning Authority on 10 April 2024;

-Drawing referenced 4050/450/E received by the City Council as Local Planning Authority on 8 March 2024;

-Phase II Remediation Report (Ref: CCG-C-20-11980) produced by CCG, received by the City Council as Local Planning Authority on 8 March 2024;

Drawing referenced 8235-LRH-CS2-PC-AF-G-01/A (CS2 Mitigation), received by the City Council as Local Planning Authority on 17 July 2026.

b) When a phase of the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy, and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of a building of the development.

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 is occupied, then development in that part of the site shall cease and/or the building in that part of 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.

Submitted Information

The earlier ground investigation undertaken by CCG recorded carbon dioxide concentrations above 5% v/v and classified the site as Characteristic Situation 2 (CS2). On that basis, the previously approved remediation measures included a reinforced gas-proof membrane and a passively vented underfloor sub-space.

Further ground-gas monitoring has subsequently been undertaken by Groundtech Consulting. The monitoring recorded a maximum carbon dioxide concentration of 4.5% v/v, with no methane detected. The resulting Gas Screening Value places the site within Characteristic Situation 1 (CS1). The updated assessment therefore concludes that gas protection measures are no longer required.

The submitted Geo-Environmental Appraisal provides the updated assessment of ground conditions. The accompanying Remedial Specification sets out the remediation measures applicable to the development in light of those findings.

This application therefore seeks approval of the updated geo-environmental and remediation information so that the development can be implemented in accordance with the latest site investigation findings and remediation strategy.

For the avoidance of doubt, the requirements of part (b) of Condition 7 remain applicable, including the submission and approval of a Completion/Verification Report prior to the first occupation of a building within the relevant phase.

We trust that you have all the information required to validate and determine the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



George Bissett MRTPI
Senior Planner
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