

Site: COSH Before / After School Childcare
Date: May 2022
Subject: Watching Brief
Reference: LKC 22 1199-01r1



1 INTRODUCTION

LK Consult Ltd (LKC) has been appointed by Chorlton Out of School Hours (COSH) Ltd to provide a Watching Brief inspection in support of the proposed before and after school childcare development at Chorlton Sports and Social Club, Hardy Lane, Chorlton.

Condition 12 of Planning Approval ref. 132371/FO/2021 states:

12) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

This report seeks to provide information on ground conditions on the site pertaining to a “watching brief” and whether potentially significant contamination may be present.

2 SITE LOCATION AND PROPOSED DEVELOPMENT

The development site is located within the boundary of Chorlton Sports and Social Club with the proposed building to the north west of the existing football pitch. The existing car park and hard surfacing will be utilised as drop off and pick up parking.

The proposed development includes a single storey modular building with a small enclosed outdoor play area. LKC understand this may comprise a layer of bark.

A site location plan and a proposed development plan are provided in Appendix A.

3 ENVIRONMENTAL SETTING

LKC have carried out Phase 1 Preliminary Risk Assessments and Intrusive Investigations on 2 no. sites in the site vicinity.

The available current and historical mapping (to 1849) indicates the site currently is part of a football pitch, which was formerly a cricket pitch and there is no evidence of development on the study site. Anecdotally the steward at the Social Club stated the pitches have been in use since 1905 (reference to cricket ground first appears on 1907 mapping).

Geological mapping shows the superficial deposits to comprise glaciofluvial sheet deposits (sand and gravel) below the site with glacial till and alluvial deposits c. 230m west. Bedrock is shown as Helsby Sandstone.

Previous investigations in the same glaciofluvial sheet deposits describe an orange slightly gravelly fine to medium or coarse sand with SPT N values at 1.2mbgl in the range of 13-26. Occasional lower values of 6 and 7 are noted.

4 SITE INSPECTION

LKC attended site on 21st March 2022. During the inspection LKC excavated 3no. trial pits (ref. TP101 to TP103) to examine soil conditions for anthropogenic inclusions and potential contamination. The locations are shown on Plate 4-1.

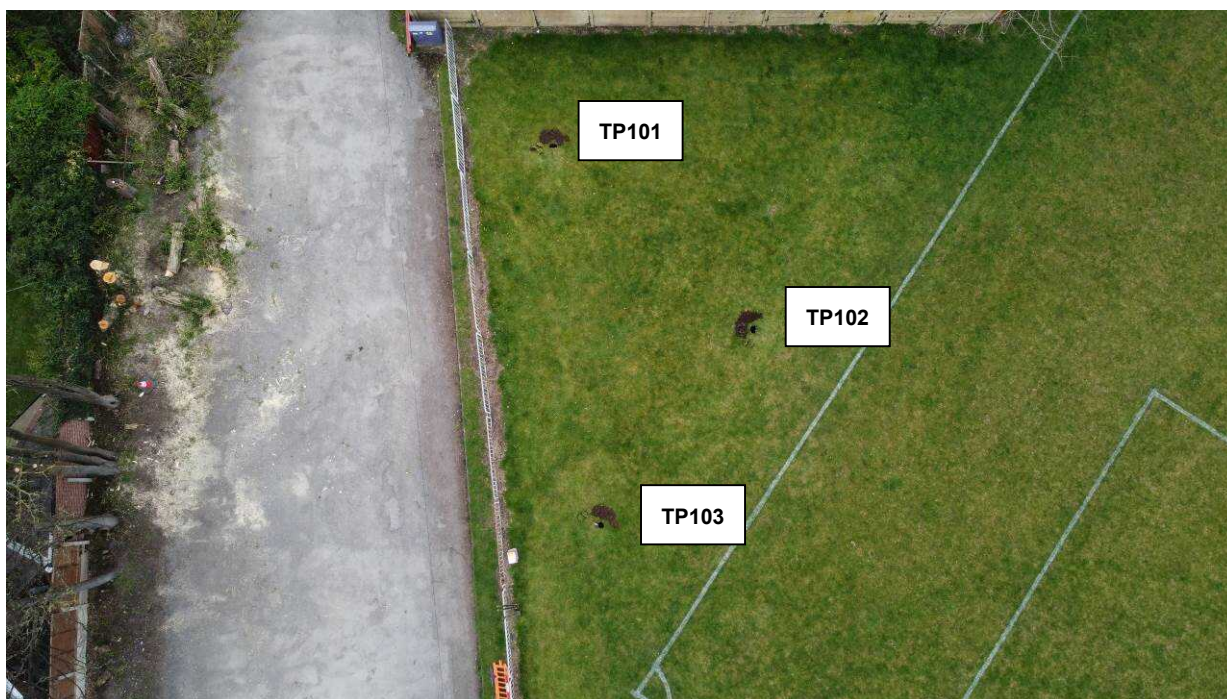


Plate 4-1: Trial Pit Locations. Football pitch present to right of photograph.

The proposed development site is in a grassed area adjacent to the marked football pitches. The existing access road will be retained and utilised in the development.

Photographs of the site and the trial pits are provided in Plate 4-2:

	
View of proposed building area from west. Touchline to existing football pitch visible right of photograph.	View of proposed drop off and pick up area – using existing Sports and Social Club access.
	
TP101 downhole.	TP101 arisings. Orange glaciofluvial sand in subsoil and topsoil.
	
TP102 downhole.	TP102 excavation. Orange glaciofluvial sand at base. Difficult to excavate.



Plate 4-2: Site Inspection.

The trial pits generally encountered a greyish brown slightly silty sand (topsoil) with rootlets to depths of 0.15-0.2m. Rare brick gravel and rare coal noted in TP101.

The topsoil graded into a grey brown slightly silty sand subsoil – with an absence of rootlets. This was observed to 0.55mbgl in TP101, 0.6mbgl in TP102 and 0.45mbgl in TP103.

Apparently natural orange glaciofluvial sand superficial deposits were recorded in all three locations (from depths of 0.45-0.6mbgl).

No visual or olfactory evidence of contamination was noted.

Following the above, the foundation pads were excavated and installed 16th and 17th April 2022 using compacted first-generation materials. Similar ground conditions to the initial inspection were encountered – in that no visual or olfactory evidence of contamination was noted.

Photographs are provided in Plate 4-3.





Plate 4-3: Excavations for foundation installations.

5 WATCHING BRIEF CONTAMINATION ASSESSMENT

The historical map review does not indicate a previous past potentially contaminative use. The trial pits noted very rare coal and brick in the topsoil in TP101. This is not considered a source of significant contamination.

No visual or olfactory evidence of contamination was noted in the trial pits or during the foundation installation, nor any evidence of landfilling with putrescible / organic materials.

The site is within 250m of a landfill site buffer. However, the foundation will be a modular building sat on concrete pads and jacks. There will be no inground traditional foundations and consequently there will be no viable pathway for landfill gas to migrate into the building.

6 CONCLUSIONS

The site area does not appear to have been subject to any previous development and has formed part of a cricket pitch (since 1905) and latterly adjacent to football pitch. Therefore no potential contamination sources have been identified.

Shallow trial pits noted 0.15-0.2m of topsoil grading into a subsoil. Orange sand (superficial glaciofluvial deposits) were encountered at depths of 0.45-0.6mbgl. On sites in the vicinity in this deposit SPT N values generally in the range of 13-26 were encountered. The soil conditions encountered during the foundation installation were similar to that of the initial inspection.

Considering Planning Condition 12, the above indicates there is a negligible risk of soil, groundwater or ground gas contamination on the site and that no change in ground conditions was noted across the site area. On this basis consider this report should be submitted to Manchester City Council with a request to discharge Condition 12 in its entirety at this stage.

Report Prepared By:

Colin Crompton
Director

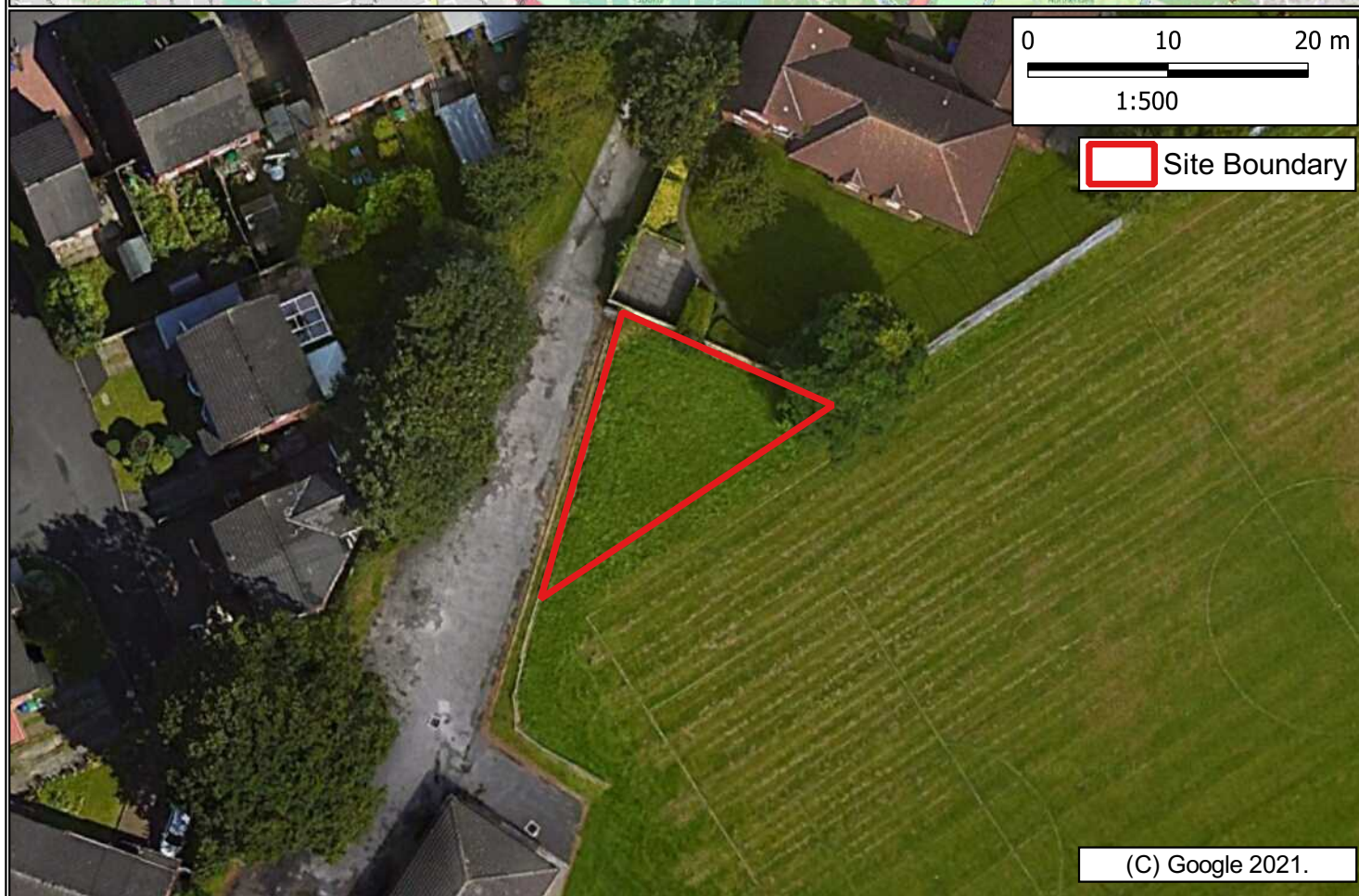
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Appendix A: Figures

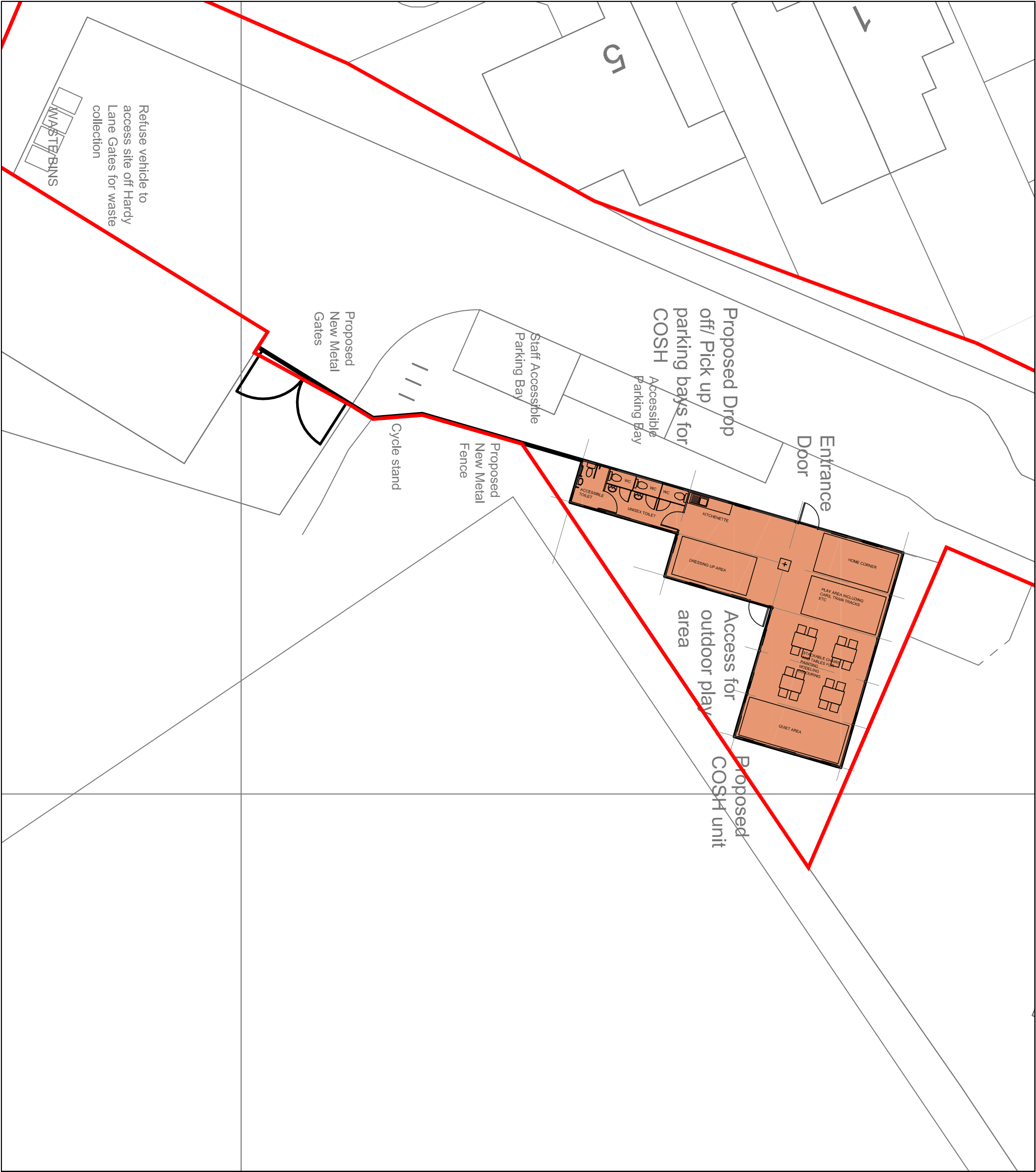
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Appendix A – Figures



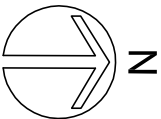
Client: COSH LTD				Title: Site Location & Boundary Plan			
Project: COSH Before / After School Childcare Facility, Hardy Lane, Chorlton				Scale (see scale bar): 1:25,000 & 1:500 @ A4			
Job No.: LKC 22 1199	Drawn By: CC	Checked By: MT	Drawn: Mar 2022	Figure: 1	Revision:		



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Revision/Description		Drawn	Checked	Date
FIRST ISSUE: Issued for discussions		JB	JB	22/11/21
REV A: Issued for planning permission		JB	JB	29/11/21
REV B: Amended and issued for planning permission		JB	JB	09/12/21
REV C: Amended further and issued for planning permission		JB	JB	09/12/21
Project				
Proposed Portable Cabins				
COSH Before/After School Childcare				
Chorton Sports & Social Club				
Hardy Lane, Chorton M21 7BL				
Client				
COSH Ltd				
Architect				
Bhatt Architects Ltd Manchester				
Drawing Title		Scale		
Proposed Site Plan		1:200 @ A3		
		Date	05/10/21	
Job Reference/Drawing No.	P125/P/02	Revision	C	