

15th February 2022



e-mail andy.davies1@environment-agency.gov.uk

DISCHARGE OF CONDITIONS 4 (LOCAL BENEFIT PROPOSAL), 5 (DRAINAGE), 8 (PILING) AND 9 (CONSTRUCTION MANAGEMENT PLAN) ATTACHED TO PLANNING PERMISSION REF: 126674/FO/2020

LAND AT EDGE LANE, MANCHESTER, M11 1DG

Dear Andy,

Further to your correspondence dated 12th August 2021 letter ref Ref SO/2021/121391/01-L01 I note the reference to the following document.

- Pre-Cast Piling Methodology Rev # May 2021 - Edge Lane. Land at Edge Land, Manchester, M11 1DG. Application Number: 126674/FO/2020. Prepared by Lovell. Date: May 2021

I can see that you haven't been provided with sufficient information – with this just being a methodology and type of piling. I also see that the uploaded interpretive report is an uncontrolled partial draft which has long since been updated and remedial works undertaken with MCC approval and acceptance.

We have been involved with the site with Your Housing Group prior to sale to Lovells – as such we have undertaken extensive ground investigation along with supervision of demolition and remedial works at the site.

I suspect you may not have seen these reports as it appears that whilst the council refers to them in the conditions as being acceptable, however they do not seem to have any upto date copies on their system.

In summary:

The major aquifer is noted to be at depth >50m – the nearest former abstraction point (formerly part of the former works) is off site and accurately recorded by the BGS. This area has been redeveloped into the car park for the retail park some time ago. We have requested information from MCC to see what if any remedial work was undertaken but it appears that no records exist.

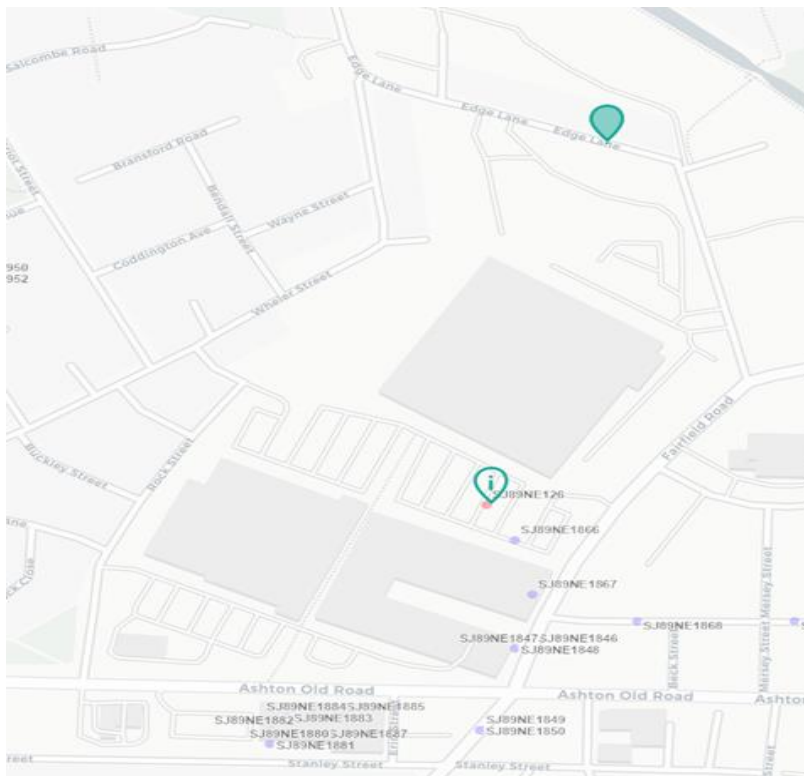
The BGS record (overleaf) for the well shows a significant thickness of glacial clay then the Manchester Marl overlying the sandstone aquifer.

http://scans.bgs.ac.uk/sobi_scans/boreholes/936531



Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
Telephone: 01244 288179
www.betts-associates.co.uk

Quality (attach copy of analysis if available)					
Sunk by <u>Messrs. Thos. Matthews</u> for <u>Messrs. Ferguson & Palin Ltd.</u> Date of well <u>1938</u>					
Information from <u>Messrs. Thomas Matthews, Pendleton, Manchester.</u>					
(For Survey use only). GEOLOGICAL CLASSIFICATION.	NATURE OF STRATA (and any additional remarks).	THICKNESS		DEPTH	
		Feet.	Inches.	Feet.	Inches.
	<i>85/1005 E S 7</i>	<i>Metres.</i>			
	Clay	6	40	21	-
	Clay and stones			26	-
	Sand	7	93	54	-
	Marly loam	16	46	72	-
	Clay and stones	21	95	84	6
	Sand	25	76	128	-
<i>Dft</i>	Clay and gravel	39	01	133	-
	Dark clay	40	54	148	-
<i>8MM</i>	Marl	45	11	168	-
	Loamy sandstone	51	21	177	-
<i>C.S.</i>	Red sandstone	53	95	330	-
		100	58		



We have undertaken additional boreholes on site for design of pile lengths and have encountered a significant thickness of stiff clay overlying a dense glacial sand at a depth of 7.5 to 9.8m.

Contamination encountered on site was quite limited and as part of the remediation the impacted area with hydrocarbons (all be it only slight) was removed off site and resultant void tested for residual contamination prior to backfill.



Pile lengths were anticipated to be shallow – terminating in the stiff clay – pile logs confirm this to be the case with piles being 5 to 7m long (with >1m upstand at surface).

As such we do not feel that piling using a driven method poses a significant risk to the aquifer.

We trust that this is sufficient for your immediate requirements.

Yours sincerely



Marc Fawcett
Director
BETTS GEO ENVIRONMENTAL



Constructionline