

Our Ref: P6559 / Let DK/01

Date: 18th January 2022

Hannah Bolton
DK Architects
By Email Only

Dear Hannah,

RE: X1 Eastbank, Great Ancoats Street, Manchester

GRM conducted a Phase II Site Investigation at the above site between the 19th and 20th November 2014. Chemical analysis of the made ground revealed elevated concentrations of benzo(a)pyrene above the threshold for Residential End Use without Plant Uptake and with a soil Organic Matter content of 6%.

The majority of the development area was to be contained beneath hardstanding, with the exception of the restricted areas of flower beds forming areas of Public Open Space (POS) around the southern extent of the building confined by a low brick wall along the outer edge. Accordingly, based on the chemical results and the developments intended end use a 300mm thick capping layer was recommended within the areas of Public Open Space (POS).

GRM were asked to attend site on 11th August 2016 to validate that the topsoil used within areas of POS was of sufficient thickness and was chemically suitable for its intended use. On arrival at the site the GRM inspector observed that the topsoil used to construct the capping layer had only partially been placed within one of the planters. Accordingly, GRM took two samples of the topsoil directly from the stockpile and excavated through the placed topsoil to confirm the thickness.

The results of the validation visit were provided in a letter report (ref: GRM/P6559 Soil LET, dated 19th August 2016). The letter confirmed that the topsoil was of sufficient thickness and that based on the chemical validation undertaken, that the topsoil was suitable for use within the development.

Further visits and sampling of the insitu topsoil to confirm the completion of the remedial works were anticipated; however, due to the unfortunate collapse of the principal contractor no further visits were instructed, and the source of the material could not subsequently be verified. However, GRM can confirm that no occurrences of unexpected contamination were notified.

The two chemical analyses obtained of the topsoil were consistent and it is reasonable to assume that the material originated from a single source. This is supported by the visual assessment of the topsoil undertaken at the time, which confirmed it to be homogenous and clear of any obvious anthropogenic material. The volume of the combined POS is approximately 10m³; accordingly, with such a small volume the stockpile of topsoil tested was considered sufficient to complete development with no further importation required.

It is considered extremely unlikely that any material other than that observed and validated as suitable for use would have been required to complete the limited amount of POS at the site and no further assessment is considered to be required.



We trust this is suitable for your current requirements, should you require any further information or would like any clarification of the points raised please do not hesitate to contact us.

Yours sincerely,
For GRM Development Solutions Ltd,

P.J. Wardle BSc MA FGS
Acting Principal Geologist