

Desk Top Contaminated Land Report

Single Replacement Dwelling at 4 Thirsfield Drive, Clayton, MANCHESTER, M11 4BF

Planning reference – 128160/FO-2020

1. Introduction

1.1 Reasons for the Report

This Phase 1 Geo-environmental Desk Study of the site, known as 4 Thirsfield Drive, Clayton, MANCHESTER, M11 4BF has been prepared by Cadmonkies on the instruction of the Mr A Rashid of 14 The Haystack Lang Farm, DAVENTRY, NN11 0NZ

The report has been produced on the assumption that the site will be redeveloped as only residential housing

Cadmonkies have reviewed readily available information on the geo-environmental characteristics of the site and undertaken a site reconnaissance visit to make a preliminary qualitative assessment of the potential ground-related risks associated with the proposed development.

The report has been prepared in general accordance with the procedures described in the Model Procedures for the Management of Land Contamination

- Describe the environmental setting of the site.
- Describe the findings of a site reconnaissance visit.
- Summarise the history of the site.
- Summarise the underlying geology and hydrogeology.
- Summarise the findings of any previous ground investigation work.
- Provide a Conceptual Site Model for the prevailing ground conditions.
- Present a preliminary qualitative evaluation of potential land contamination risks; and
- Present a preliminary qualitative evaluation of potential geotechnical issues.

The report concludes with a series of recommendations for undertaking further investigative work. The purpose of such is to substantiate the findings of the preliminary evaluation and thereby reduce uncertainty in the Conceptual Model.

It is understood that the proposed development will comprise low rise residential housing only.

The report has been prepared using a combination of published records, information held by the Client and other sources such as the Local Authority. These include statutory records and historical mapping supplied Reports, published geological and hydrogeological mapping, historical borehole records, and observations made during the site reconnaissance.

The opinions expressed in this report and the comments and recommendations given are based on a desk assessment of readily available information and an initial site reconnaissance.

The information, views and conclusions drawn are based, in part, on information supplied to Cadmonkies.

The site reconnaissance consisted of general inspection of the site aimed at identifying any obvious signs of geotechnical hazards and potential sources of ground contamination affecting the site.

An environmental compliance audit and/or detailed structural inspection of existing buildings were outside of the project brief.

The site visit excluded detailed consideration of the ecology or archaeological of the site, and if such are believed to be of potential significance then it is recommended that specialist advice is sought.

Reference to historical Ordnance Survey (OS) maps provides invaluable information regarding the land use history of a site. However, it should be noted that historical evidence will be incomplete for the period pre-dating the first edition and between successive maps.

Any risks identified in this report are perceived risks, based on the information reviewed during the desk study and therefore partially based on conjecture from available information.

The study is limited by the non-intrusive nature of the work and actual risks can only be assessed following a physical investigation of the site.

The site is located at 4 Thirsfield Drive, Clayton, MANCHESTER, M11 4BF

The site covers approximately 212 Sq.m and is defined by the redline boundary shown

On the submitted Plan P/20/280/001.

The site is situated at an average elevation of 98.2m AOD.

The site is clear on the site and was formally occupied by a single residential dwelling.

The site is open with fencing to all boundaries.

The site is a rectangular site set amongst other similar residential plots, which are all occupied.

There are no known areas of contamination.

There are no buildings on site all spoil from the former dwelling have been grubbed up and taken away off site. Leaving a clear site.

Given the age of the buildings and associated infrastructure (pre-2000) the use of asbestos in building material is highly likely however there is no evidence that any such material was left on site when the former building was removed.

There is no evidence of waste material being left on site following the demolition and removal of the former dwelling.

We have found no Environment Agency (EA) consents / permits for the discharges (final/trade effluent) onto the land and no current / former visual evidence.

We have found no records / report from the Local Authority Pollution Prevention and Control.

We have found no records / reports of Pollution Incidents on the site or any adjacent sites.

We have found no records / reports Registered Radioactive Substances on the site or any adjacent sites.

We have found no records / reports Historical Landfill Sites on the site or any adjacent sites.

We have found no records / reports Contemporary Trade Directory Entries on the site or any adjacent sites.

The site is not registered as an Area of Outstanding Natural Beauty.

The site is not within a Conservation Area.

A contaminated land search was not requested given the residential location and the former use.

The site has never been highlighted as any potential contamination, so the status is very low.

The site is currently vacant residential land.

There are no Public footpaths running within the site.

The aerial photography shows development in the area including access roads.

A thin layer of grass and general topsoil is noted. No superficial deposits were found.

The site does not lie within any know Flood Area.

Whilst we find no intermediate probability of a radon area Radon protective measures are recommended in the construction of the new dwelling.

The site is not indicated to lie in an area considered to be affected by coal mining.

An attempt has been made to identify any landfilling operations, past and present that have taken place in the vicinity of the site and returned as non-existent.

There are no details or visual to the country that the plot has been historically used for tipped materials on the site.

The earliest mapping indicated that the site was occupied by pastureland.

Based on the findings from the desk study information environmental review, we conclude that the site is Very Low Risk- and is unlikely to present any risk.

All future groundwork should be assessed with the appropriate risk assessment and mitigation measures as and when necessary.

Subject to Building Control Approval / site inspection the site is satisfactory for tradition trench fill foundations.

Shallow excavations for foundations and drainage are anticipated to be stable.

The ground conditions are suitable for the use of pit soakaways.

There is no requirement for any further investigation / verification works.