

FINAL

The Qube

Remediation Method Statement

Pike Fold Primary School

Old Market Street

Manchester

M9 8QP.

Report No: 20-03-12

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DOCUMENT RECORD

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Project Address Pike Fold Primary School, Old Market Street, Manchester,
M9 8QP

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CONTENTS

1	FACTUAL	1
1.1	INTRODUCTION	1
1.2	DEVELOPMENT PROPOSALS	1
1.3	SITE SETTING	2
1.4	PREVIOUS INVESTIGATION	2
1.4.1	Ground Conditions	2
2	REMEDIAL MEASURES REQUIRED	2
2.1	BARRIER PIPEWORK REQUIRED	2
2.1.1	Objectives	2
2.1.2	Criteria	2
2.1.3	Management	2
2.2	PROPER DISPOSAL OF WASTE SOIL FROM SITE	3
2.2.1	Objectives	3
2.2.2	Criteria	3
2.2.3	Management	3
2.3	WATCHING BRIEF	3
2.3.1	Objectives	3
2.3.2	Criteria	4
2.3.3	Management	4
3	REFERENCES	4

APPENDIX

-  Tick List for Self Preparation of Validation Information

EXECUTIVE SUMMARY

Site Location	Pike Fold Primary School, Old Market St, Manchester
OS Grid Reference	National Grid Reference SD 85246 02963
Objectives	 Briefly summarise the previous site investigation and desk study work undertaken.  To describe all works to be undertaken.  To describe the proposed remediation objectives and remediation criteria.  To set out the timetable of works and site management procedures.
Ground Condition Encountered	The site and laboratory test work revealed that the general succession of strata can be represented in general by Made Ground down to a maximum depth of 2.00m bgl, overlying Glaciofluvial Deposit down to the base of the exploratory holes in excess of 4.80m bgl.
Remediation Required	 Barrier pipe to be used for water pipe  Proper disposal of sitework arisings using Registered Waste Carrier  Watching Brief for groundworkers during the construction phase
Items to Remember	
Barrier Pipework to be used	Confirm with local water company the type of water pipe to be used on site, using chemical test results from previous SI. Keep correspondence as part of validation information
Proper disposal of waste soil from site	Ensure you use a Registered Waste Carrier to dispose of all waste soil from site. Keep transfer tickets as part of validation information
Watching Brief	Include instruction for a watching brief in the Construction Phase Plan and include in site induction. Keep induction information as part of validation information

This executive summary must be read in conjunction with this report.

REMEDIAL SCHEME REPORT

1 FACTUAL

1.1 INTRODUCTION

Geo-Integrity Ltd were commissioned by The Qube to produce a remedial scheme report for the site at Pike Fold Primary School, Old Market St, Manchester.

A phase I desk study and phase II intrusive report has been completed and issued in January 2020, by Geo-Integrity on behalf of The Qube.

This remedial scheme report describes the work required to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings (and other property) and the natural and historical environment.

The site is located at National Grid Reference SD 85246 02963.

It is understood this report will be submitted to The Local Council planning authority in order to discharge planning condition 4 Parts a and b of the planning approval. As such the report will be reviewed by the Council with reference to the NPPF. Once the development is completed, and as a minimum, land must not be capable of being determined as 'contaminated land' under the terms of Part IIA of the Environmental Protection Act 1990.

The objectives of this supplementary risk assessment and remedial scheme report are:-

-  Briefly summarise the previous site investigation and desk study work undertaken.
-  Undertake a supplementary risk assessment using a "residential with plant uptake" end usage scenario.
-  To describe the proposed remediation objectives and remediation criteria
-  To describe all works to be undertaken.
-  To set out the timetable of works and site management procedures.

The remedial scheme has been designed in accordance with HSE Document, "Protection of Workers and the General Public during Development of Contaminated Land" and CLR11.

1.2 DEVELOPMENT PROPOSALS

The proposal is to redevelop the existing grassy verge with a single storey multipurpose annex building composed of a main area, kitchenette, ambulant WC and a child WC. It is proposed a

gabion basket retaining wall will be included at the eastern side of the building. It is proposed that the building will be constructed on stilts or pads with a clear ventilated sub-floor void.

1.3 SITE SETTING

The site is located on Pike Fold Primary School along the eastern side of Chapel Lane in Blackley, Manchester. Access was gained via a private gated entrance belonging to Pike Fold Primary School.

The site itself is a grass verge located on a south facing slope. This area was surrounded by a metal gate.

1.4 PREVIOUS INVESTIGATION

1.4.1 Ground Conditions

The site and laboratory test work revealed that the general succession of strata can be represented in general by Made Ground down to a maximum depth of 2.00m bgl, overlying Glaciofluvial Deposit down to the base of the exploratory holes in excess of 4.80m bgl.

2 REMEDIAL MEASURES REQUIRED

2.1 BARRIER PIPEWORK REQUIRED

2.1.1 Objectives

Based upon the guidance document from the UK Water Industry Research (UK WIR), 'Contaminated Land Assessment Guidance', February 2014, and the results of the samples tested from the site, it is considered that conventional PE water pipes **CANNOT** be used across the site, as elevated hydrocarbons and BTEX were encountered across the site.

2.1.2 Criteria

This should be confirmed with the local water company as not all authorities use this guidance.

2.1.3 Management

2.1.3.1 Implementation

The specification for the water pipe used on site should be established by The Qube in consultation with the local water company,

2.1.3.2 Validation

Correspondence and photographs of installation should be collected by The Qube, in order to provide validation information to the Local Authority.

2.2 PROPER DISPOSAL OF WASTE SOIL FROM SITE

2.2.1 Objectives

Excavation for foundations or services will produce waste soil and possibly other waste streams. As a waste producer you have a duty of care under section 34 of the Environmental Protection Act 1990 to ensure, amongst other things that these wastes are:-

-  Correctly stored
-  Correctly classify
-  Handed only to an authorised person
-  Disposed of properly.

2.2.2 Criteria

All soil wastes removed from site should be consigned, transported and disposed of in full accordance with all relevant UK legislation. This means employing a Registered Waste Carrier to remove the soil and ensuring they are properly licensed.

2.2.3 Management

2.2.3.1 Implementation

The Qube is responsible for the procurement of a properly licensed registered waste carrier and all transfer tickets and correspondence should be kept in records.

2.2.3.2 Validation

The Qube will provide the council with all transfer tickets from waste soil dispose of.

2.3 WATCHING BRIEF

2.3.1 Objectives

In the Phase 2 site investigation report it was recommended that a watching brief should be undertaken during the construction phase, and if during development any previously undiscovered contamination (including visual or olfactory evidence) is found then site management should be immediately informed and inspection by a suitably qualified person should be undertaken.

2.3.2 Criteria

All groundworkers should be informed of the watching brief in the Construction Phase Plan and during site induction

2.3.3 Management

2.3.3.1 Implementation

The Qube is responsible for the Construction Phase Plan for the project and for ensuring that the groundworkers are informed of the requirement to inform site managers if any previously undiscovered contamination soil is uncovered.

2.3.3.2 Validation

The Qube will ensure keep their Construction Phase Plan and site induction sheet to prove to the Local Authority that the groundworkers were informed of the watching brief, and also if any incidents were recorded by their site managers.

3 REFERENCES

National House Building Council (NHBC) Standards, Chapter 4.1 Land Quality – Managing Ground Conditions. 2011.

Environment Agency, 'The Model Procedures for the Management of Land Contamination', CLR 11, 2004

Health and Safety Executive (HSE), "Protection of Workers and the General Public during Development of Contaminated Land" HS(G) 66. HMSO London 1991.

BS 5930 : 2015 : Code of practice for ground investigations. British Standards Institution.

APPENDIX

Tick-list of Information that should be collected by The Qube and provide to the Local Authority in order to validate the Remedial Method Statement and discharge Condition 4 Part b

BARRIER PIPEWORK REQUIRED

-  Correspondence with local water company confirming water pipe type required on site
-  Photographs of installation

PROPER DISPOSAL OF WASTE SOIL FROM SITE

-  All waste transfer tickets from waste soil disposed of.

WATCHING BRIEF

-  The site Construction Phase Plan including detail of the watching brief
-  An example site induction sheet to prove to the Local Authority that the groundworkers were informed of the watching brief,
-  Records of any incidents that were recorded by their site managers.

This list should be approved by the Local Authority prior to development to ensure they are satisfied with the Validation Plan.