April Picton
EcoNRG Solutions Ltd
Unit 1B, Polden Buisness Centre,
Bristol Road,
Bridgewater,
TA6 4AW

Date: 17th May 2017
Our ref: 170517_rc_ap_ASH1867
Your ref:

Dear April,

**Re: Proposed Phase 2 Ground Investigation at 1119 Ashton Old Road, Manchester**

Based upon the information provided to us regarding the aforementioned site we provide below our understanding of previously identified areas of potential concern and detail of our proposed ground investigation to target identified risks.

**Background and understanding**

A review of a previous Phase 1 Desk Study Report completed by RPS Ref:JER6922 in September 2016, has highlighted the following areas of potential concern:

- Chemical contamination in soils and Made Ground associated with historical industrial land use at the assessment site (cotton mill, iron foundary, dye and print works) and the surrounding area, including infilling of the adjacent Stockport Branch Canal – (Moderate risk to future site users);
- Ground Gas (Made ground and adjacent land infill) – (Low to Moderate risk to future site users);
- Leaching of soil and made ground contaminants into shallow groundwater within the shallow drift deposits – Secondary undifferentiated aquifer - (Low to Moderate risk);
- Vertical migration of leached contaminants within the till deposits (Approx 20m thick) to the underlying Chester Pebble Beds Formation – Principal Aquifer - (Low risk to Principle aquifer/ underlying deep groundwater).

Review of publicly available information and Groundsure 'Enviro Insight and Geo Insight' reports included as Appendix 3 Part 2 and Appendix Part 4 to the RPS report has not identified any additional areas of potential concern.

**Planning conditions**

Following the submission of the Phase 1 Desk Study and Risk Assessment a concern was raised by the local EHO regarding the risk to the Principle Aquifer recorded below the site. This was based upon geological mapping records held by the Environment Agency (EA) which show a laterally extensive water-bearing sand layer within the drift

deposits at the site. This was considered to have the potential to act as a pathway for potentially contaminated shallow groundwater to migrate from the site.

**Proposed ground investigation**

Based upon the review of the site data the following ground investigation methods have been selected:

- 6N$^{o}$ Dynamic windowless sample boreholes to 5mbgl or refusal, spaced equally across the site in a grid pattern;
- Installation of environmental monitoring wells within 3N$^{o}$ boreholes;
- Logging of the ground conditions and collection of environmental and geotechnical soil samples by an experienced engineer;
- Submission of samples to appropriate UKAS accredited Laboratories for testing;
- Testing completed within made and natural ground for heavy metals, asbestos, TPH's and SVOCs;
- 6N$^{o}$ repeat gas monitoring visits including the monitoring of groundwater levels if encountered;
- Upon completion of the ground investigation a Phase 2 Report will be completed providing a revised conceptual site model and risk assessment along with recommendations for both remedial and structural design moving forward.

We trust our planned works are acceptable and will allow the satisfaction of conditions raised. If you have any queries or would like to discuss any of the details above then please do not hesitate to contact us.

Yours sincerely

**For T&P Regeneration Ltd**

*Enc: Proposed Exploratory Hole Location Plan*