URS

2nd August 2012

Town Hall Transformation Programme
Manchester City Council
Capital Programme Division
Corporate Services Department
PO Box 532
Manchester
M60 2LA

For the attention of Gillian Ramsbottom

Our Ref: 49307969

Dear Ms Ramsbottom

Advice Regarding St Peter's Square and Ground Conditions

URS have obtained the historic mapping for St Peter's Square. The historic mapping shows that up until at least 1922 there were terraced properties located on the relocation site and the Peace Gardens which were removed in part by 1948 giving way to the Town Hall Extension with properties remaining on the site of the Peace Gardens and the proposed relocation site Princess Street frontage. The 1980 mapping shows the terraced properties to have been fully removed with a statue in the location of the proposed Cenotaph position and the creation of the Peace Gardens in a hollow adjacent to Mosley Street. From the historic data it is probable that a potentially significant depth of made ground (possibly infilled basements associated with the former properties) will be present. It is unlikely that this material will have been a chemically and physically validated engineering backfill. Consequently there is the possibility that limited concentrations of chemicals of concern may be present in the made ground materials. It is noteworthy that recent investigations undertaken by URS within the Central Library footprint and the Town Hall Extension located to the west of the Cenotaph site did not encountered contaminants of significant concern despite the site also having previously been occupied by terrace properties.

As part of the Manchester Town Hall Transformation Programme commissioning works, ARUP have been appointed to undertake a ground investigation of the wider St Peter's Square area, which includes the current Cenotaph location site, the current Peace Gardens site and the Cenotaph relocation site. It is understood the ground investigation will occur in the coming weeks. The ground investigation specification includes an allowance for chemical testing. No ground investigation plan has been provided to URS but it is reasonable to assume that samples for chemical analysis and interpretation will be included in the investigation for the proposed site area (it would be beneficial to obtain this plan from ARUP). This information will be used to demonstrate the chemical condition of the soils underlying the site.

URS Infrastructure & Environment UK Limited
Brunel House, 54 Princess Street
Manchester
M1 6HS
United Kingdom
Tel: +44 (0)161 907 3500
Fax: +44 (0)161 907 3501
www.ursglobal.com

URS Infrastructure & Environment UK Limited
Place of Registration: England & Wales
Registered Number: 880328
Registered Office: Scott House, Alençon Link, Basingstoke, Hampshire, RG21 7PP, United Kingdom

INVESTORS IN PEOPLE

Nonetheless, given that the St Peter's Square public realm proposals around the Cenotaph and Peace Gardens is to include limited landscaping and therefore is predominantly hardstanding, the preliminary risk to future site users is perceived to be Low, and will be confirmed by the data provided by ARUP.

A Phase 1 Environmental Site Assessment will be prepared by URS for submission with the planning application for the wider redevelopment of St Peter's Square in due course.

It is requested that this aspect of the planning submission be conditioned accordingly.

Yours faithfully
for **URS Infrastructure & Environment UK Limited**



Hannah Short
Assistant EIA Consultant

Direct Line: +44 (0)161 237 6906
hannah.short@urs.com