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Turning Point Building Futures Ltd

Giltbrook Avenue, Manchester

Preliminary Statement of Phase 1 Site Investigation Report & Envirocheck

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1.0 CONCLUSION TO SITE INVESTIGATION

This addendum refers to the phase 1 desk top study by Northern Foundations Ltd, conducted in 15 October 2009. A phase 2 site investigation is planned for May 2010. A more detailed description is to be found in the desk study.

The proposed site is 1-2 storey single to 2 storey residential SIP framed construction, part constructed on the footprint of the former school.

In summary former site occupation is summarised as follows:

- Circa. 1848 the site was occupied by a ropewalk – as part of the premises of a platting house. Coal pits were recorded, the nearest being approximately 150m to the south east of the site (and possibly a coal pit 160m to the south west)
- Circa. 1891 residential terraced streets occupied the site.
- Circa. 1970. The site had undergone residential redevelopment with car parking to the south of the site.
- Circa. 2006. The housing and car parking had been demolished.

In 2009 a site investigation of a site in close proximity was undertaken. The ground strata are indicated below for the site nearby. This site is anticipated to be similar.

1.1 Description of Ground (anticipated)

The site is currently grassed over made ground. It is understood anecdotally that none of the demolished houses contained basements.

The level of made ground is expected to be very similar to the previous site, which was investigated on Sawley Road. On Sawley Road the natural strata comprise:

- 0.75-1m below ground level (bgl): made ground
- 1-1.5m bgl: up to 500mm yellow clay
- 1.5m-12m bgl: Stiff boulder clay
- 12m-30m bgl: Bands of compact sand/silt/boulder clay to a depth of 30m bgl
- 30+ m bgl: Gritstone with coal traces
- 31m bgl: approx 500mm thick coal seam

Formation is anticipated on the top of the boulder clay, Circa. 1.5m below ground level. Allowable bearing pressure on this stratum is advised at approximately 125-150kN/m^2. 600mm wide foundations are applicable to main load bearing walls and 450mm to the perimeter where there is glazed curtain walling. Pad foundations are envisaged beneath any concentrated loadings.

1.2 Coal Report

The coal report highlighted that the site is an area of former shallow mine workings, although no records are available for the site. None of the historic maps indicate evidence of shafts on the site.

The site is recorded in the likely zone of influence of 3 former worked coal seams (300m to 730m depth). Any ground movement as a result of the workings should have ceased by now.

Since the closest coal seam is approximately 30m below ground level the influence of the additional ground bearing pressure from the proposed construction at this level is negligible (there is a 0.3% increase at 6m depth) There is little likelihood that this seam was worked. There is no record of subsidence in any of the former residential properties on the site.

As a precaution against shallow workings a site strip is planned under the new building footprint (where accessible) to check for any shallow workings or main shafts. This is to be carried out in strip trenches and backfilled prior to foundation excavations. The depth of exploratory excavations is not to exceed formation level (so as not to disturb the ground at that level). Measures will be considered if any mine workings are found.

1.3 Contamination

Anticipated contamination is based on the evidence of former occupation. A summary of possible contamination is:

- Coal/wood ash from the local residences
- Demolition materials in the fill (possible timber/clinker/bricks etc.)
- Lubricants/tar from the ropewalks activities
- Potential oil spillage from vehicles parking

This is not expected to be a high risk with respect to the proposed occupation. Samples are to be taken and tested as part of the phase 2 investigation.

1.4 Gas Monitoring

Gas monitoring is to be undertaken in 3 locations, which 6 subsequent readings at each location.

1.4 Water Table

No water was struck during in the site investigation. No problems associated with ground water, besides precipitation runoff, are anticipated. With a 20m+ thick clay band in evidence locally (see section 1.1) risk to the local aquifers is considered to be negligible.