

Ref: 18-122-L1
Date: 25th March 2025

FAO Rod Hogarth
Kirkland Developments Ltd
5 Woodford Rd, Bramhall
Stockport
SK7 1JN,

By Email

Dear Rod,

GROUND INVESTIGATION OF EMBANKMENT VINE STREET, GORTON

1. INTRODUCTION

Environmental Engineering Partnerships (trading as E3P Ltd) has been instructed by Kirkland Developments Ltd (the client) to undertake a supplementary investigation of the embankment (also referred to as the slope) which forms the northern portion of the application site.

The site was historically a railway sidings, understood to be at a similar topographic level to the railway to the north of the site boundary. The embankment is believed to have been formed of Made Ground soils and upfilled with the wider site.

E3P has previously completed the following reports for the site:

- Phase II Geoenvironmental Site Assessment (14-944-R1-3) dated October 2023; and
- Remediation Strategy (14-944-R2) dated October 2023.

For the avoidance of doubt, the above reports should be read both as a precursor to and in conjunction with this document.

At the time of the aforementioned investigation (Phase II GSA), due to potential slope stability issues, Network Rail (NR) requested exploratory locations were advanced at least 10m of the brow of the slope. As such, certain assumptions were required to inform the slope stability model within this report. E3P inferred the materials within the slope were likely similar in composition to the Made Ground soils (upfill) recorded across the wider site.

Network Rail have since requested further information from the slope be obtained to reaffirm the validity of the slope stability model.

The slope stability model suggested the slope in its current state was potentially liable to fail, as such, any further investigation could not utilise heavy machine on the embankment and it was agreed hand-augered probeholes would be advanced to log the ground conditions.



2. GROUND INVESTIGATION

E3P attended site on Thursday 20th March to advance a series of hand augers into the slope which forms the northern portion of the site. A summary of the investigatory works is presented in Table 2.1.

Table 2.1 Summary of Fieldwork

POTENTIAL SOURCE / RATIONALE	LOCATION HOLE	WHAT3WORDS LOCATION	TYPE	MAXIMUM DEPTH (M BGL)	REFUSAL REASON
Ground Conditions within Embankment	HA101	pipe.sport.attend	Hand Augered Probehole	0.40	Obstruction
	HA102	cook.sleeps.punch		0.35	Obstruction
	HA103	N/A		0.35	Obstruction
	HA104	vines.text.same		0.30	Obstruction
	HA105	bigger.glad.trendy		0.30	Obstruction
	HA106	book.money.flesh		0.40	Obstruction
	HA107	valley.meant.bunny		0.35	Obstruction

Due to the gradient and the slope being heavily vegetated, access was limited to seven probehole locations.

The Exploratory Hole Location Plan is presented in Drawing No. 14-944-006 attached to this letter.

2.1. GROUND CONDITIONS

In all seven probehole locations, the Made Ground was recorded as a black slightly clayey gravel with frequent oversize fragments, the granular constituents typically comprised brick, concrete, sandstone and mixed lithology.

3. CONCLUSION

The further investigation was only able to confirm the upper horizon (<0.50m) of the embankment was formed of Made Ground soils, similar in composition to the upfill soils recorded across the wider site.

The existing slope stability assessment has assumed worst case scenario; being that the Made Ground soils form the bulk of the slope.

In light of the further investigation, as our understanding of the current ground conditions has not changed, no updates are considered necessary to the slope stability model.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.



Vine Street, Gorton
Slope Investigation
March 2025

Yours sincerely,

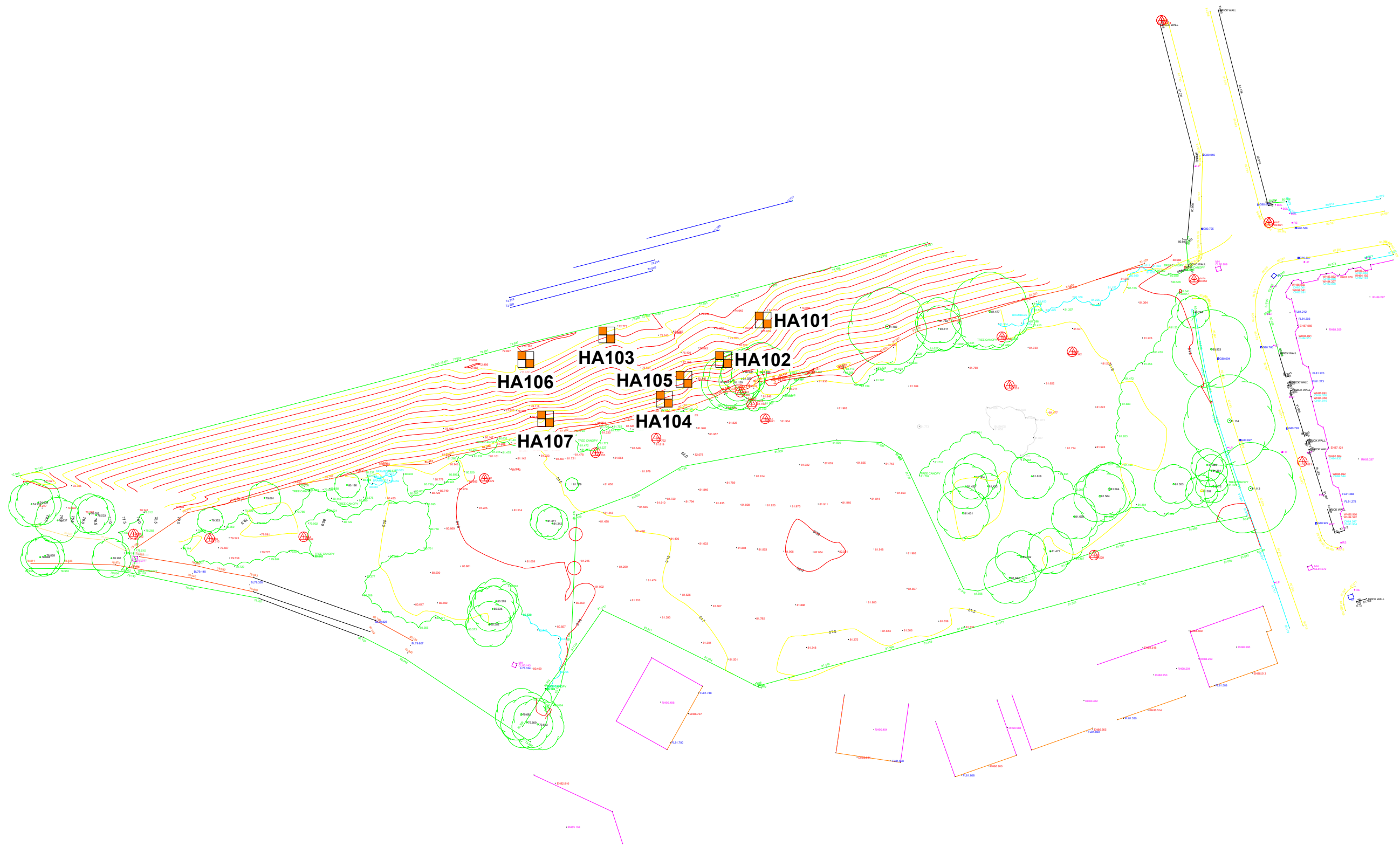
For and on behalf of E3P Ltd

Written by:
Alex Smith BSc (Hons), FGS, MEnvSc, CEnv
Associate Director

Enclosed

- 14-944-031 Exploratory Hole Location Plan
- Photographs





Location Symbols

Approximate Hand Auger Location

Notes:					
P1	REVA	25.03.2025	TG	AS	AS
Phase	Issue	Date	Drawn	Checked	PM

Client:	Kirkland
Job Title:	Vine Street, Gorton

Job No:	14-944
Drawing No:	031
Date:	25.03.2025
Scale:	NTS
Drawing Title:	Hand Auger Location Plan



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PLATE 1 HA105 ARISINGS TYPICAL OF THE EMBANKMENT



PLATE 2 EVIDENCE OF OVERSIZE HARD MATERIALS WITHIN THE EMBANKMENT



Additional photographs can be supplied on request.

