Our Ref: 03847AB_L_003A_JMB-GI.docx
Your Ref:

03 February 2025

Dan Bradley
Kennedy Redford
20 Market Street
Altrincham
WA14 1PF

Dear Dan,

RE: Fallowfield Campus DBFO – Review of Ground Investigation

1 INTRODUCTION

Coffey Geotechnics Ltd (Coffey) have been instructed by Kennedy Redford to provide initial review of the available ground investigation data for a proposed student housing redevelopment at the University of Manchester Fallowfield Campus.

The redevelopment of the site includes several new buildings of varying height and arrangement. High-rise buildings and heavily loaded structures may require piled foundations into bedrock, depending on the depth to suitable bearing strata and the structural loads imposed.

2 EXISTING INFORMATION

A Phase 1 Derk Study Report has been prepared for the current development:

- Buro Happold, Fallowfield Campus Redevelopment Project, Ground Conditions Phase 1 Desk Study Report, dated 23 August 2023, Ref. UoMF-BH-XX-XX-RP-GE-0001.

Coffey has had previous involvement at the site and prepared the following reports (referenced in the Buro Happold Desk Study) on intrusive ground investigations which covered a portion of the current site (Phase 1B & Phase 2 of 2015 project) and a separate site (Phase 1A of 2015 project) which has since been developed:

- Coffey Geotechnics Ltd, Project Oak - Fallowfield Manchester, Geoenvironmental and Geotechnical Interpretative Report – Stage 2a, dated 10 August 2015, Ref. 02428AA_R_002B_MJW-GIR- Stage 2a.
- Coffey Geotechnics Ltd, Project Oak - Fallowfield Manchester, Geoenvironmental and Geotechnical interpretative Report – Stage 2b, dated 4 September 2015, Ref. 02428AA_R_003B_MJW-GIR- Stage 2b.

3 PROPOSED ADDITIONAL GROUND INVESTIGATION

The 2015 ground investigation covered the majority of the current site and provided information suitable for design of the contemporaneous development plan. We have reviewed the scope of the investigations against current proposals and have provided a scope for additional ground investigation to provide information on the following:

- A spread of boreholes across the site to validate the 2015 characterisation of ground conditions across the site.
- Boreholes to target areas where shallow foundations are proposed where our tender-stage assessments indicated uncertainty in suitable formation levels for shallow foundations.

- Boreholes to target the south-eastern corner of the proposed development which was not included in the 2015 ground investigation.
- Investigation to delineate the potential infilled waterway indicated to be at the southern extent of the site, and to characterise the ground at the site boundaries.

Following the additional ground investigation, we will prepare a Geotechnical Interpretive Report (GIR) which will include an updated assessment of contamination risk based on the 2015 and additional GI and a Remediation Strategy to include recommendations to manage the mitigation of any geoenvironmental risk identified in the GIR.

Please don't hesitate to call if you'd like to discuss any aspect of the project.

Yours sincerely,

For and on behalf of Coffey Geotechnics Limited

[redacted]

Jane Belton
Regional Director